OR 2670/472

SMITH PAUL HERSHEL L/E/
PO BOX 413
CALLAHAN, FL 32011

2024

13-2N-24-0000-0002-0260

BUILDING CHARACTERISTICS

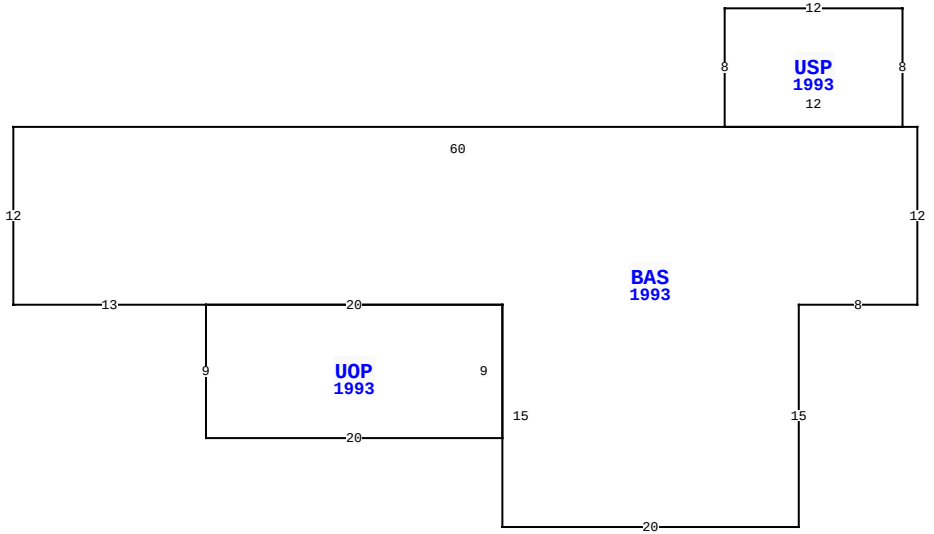
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1,032	14,731
UOP	180	25	45	642
USP	96	50	48	685
TOTALS	1,308		1,125	16,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,125	67.9700	47.58	53,528	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1032 HX Base Yr 1996



450801 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	05/22/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	16,058
TOTAL MARKET OB/XF VALUE	3,374
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	86,632
SOH/AGL Deduction	42,752
ASSESSED VALUE	43,880
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	18,880
TOTAL JUST VALUE	86,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3951	H/AC	2,200	09/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/472	9/28/2023	LE	U	I	11	100
GRANTOR: SMITH PAUL HERSHEL						
GRANTEE: WADE MALLORY N						
0711/0791	8/15/1994	WD	Q	I		30,000
GRANTOR: LUNSFORD JANICE P/R						
GRANTEE: SMITH PAUL HERSHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=1993] N8 W12 S8 E12$ W60 S12 E13
UOP=[YR=1993] S9 E20 N9 W20$ E20S15 E20 N15 E8 N12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0	100	28	16	448.00	SF	15.00	15.00	100	1980	1980	3	20	1,344	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 3,374

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	6.00	AC		1.00	1.00	0.70	16,000.00	11,200.00	67,200							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 6.00 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 08/06/2024 BY SYS