IN OR 824 PG 140
R433696 & R433697

MARSHALL R E
45173 KERI BLVD
CALLAHAN, FL 32011

2024

13-2N-24-0000-0002-0300

BUILDING CHARACTERISTICS

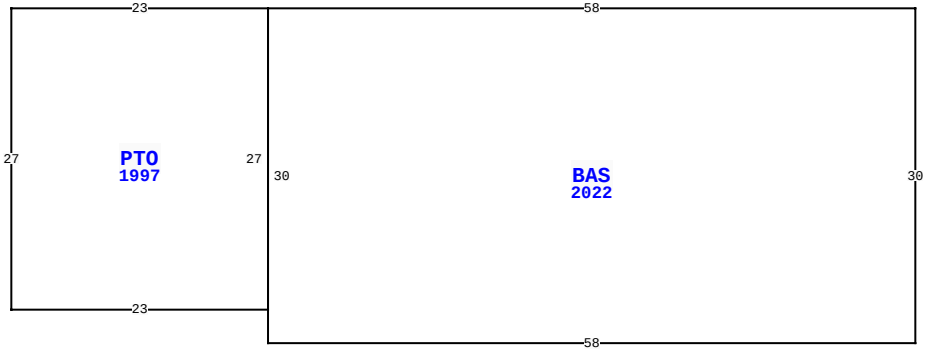
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,740	100	1,740	134,728
PTO	621	5	31	2,400
TOTALS	2,361		1,771	137,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0800	02	1,771	116.0000	87.00	154,077	2022	2022	0	0	10	1.00	89.00

2 M/H 94+ – 100% - 1998 Heated Area: 1740 HX Base Yr 1998



45173 KERI BLVD, CALLAHAN

BLD DATE		LGL DATE	06/13/2023 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		137,129
TOTAL MARKET OB/XF VALUE		12,629
TOTAL LAND VALUE - MARKET		87,900
TOTAL MARKET VALUE		237,658
SOH/AGL Deduction		39,575
ASSESSED VALUE		198,083
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,083
TOTAL JUST VALUE		237,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004979	CO ISSUED	0	08/18/2021
21007324	MH MOVE-ON	0	06/07/2021
17007964	REPAIR/RRF	6,402	12/15/2017
B1633119	CARPORT	15,645	09/30/2016
MH961541	MH MOVE-ON	0	10/01/1996
7166	MH MOVE-ON	1,000	03/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0824/0140	2/24/1998	WD	U	I	07	100
GRANTOR: GILDER ROBERT D JR						
GRANTEE: MARSHALL R E						
0808/1939	10/07/1997	WD	Q	I		75,000
GRANTOR: GILDER ROBERT D JR						
GRANTEE: MARSHALL R E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W58 PTO=[YR=1997] W23 S27 E23 N27$ S30 E58 N30$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	15.00	15.00	100	1997	1997	3	20	576	
2	0811	CONCRETE B	0	100	43	20	860.00	SF	5.20	5.20	100	2016	2016	3	96	4,293	
3	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2022	2022	3	97	7,760	

LAND DESCRIPTION

TOTAL OB/XF 12,629

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	0006	OR	0.00	0.00	2.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,900							

REVIEW DATE 07/27/2022 BY TWWW Total Acres: 2.93 Total Land Value: 87,900 Market: 0 Agricultural: 0 Common: 87,900 PRINTED 08/06/2024 BY SYS