IN OR 1921/334
1979 FIES DW/MH

CREWS NATASHA ANGEL GAIL
45001 HENRY LANE
CALLAHAN, FL 32011

2024

13-2N-24-0000-0002-0370

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

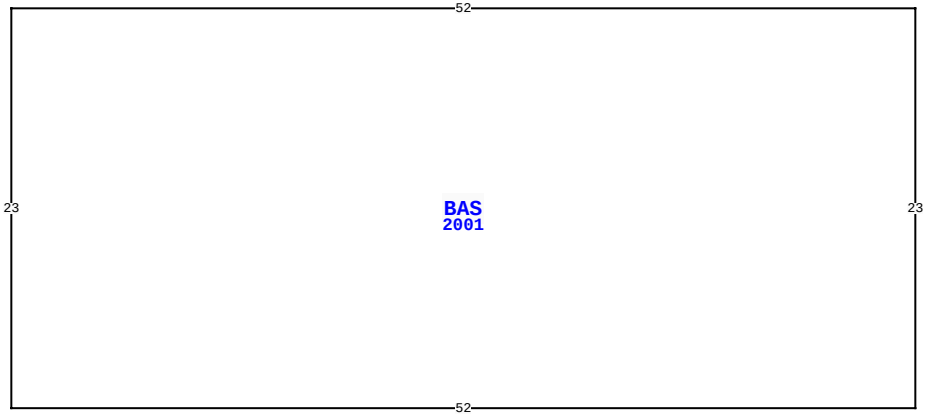
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	22,780
TOTALS	1,196		1,196	22,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,196	90.7000	63.49	75,934	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1196 HX Base Yr



45001 HENRY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

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	0	8	10	80.00	SF	13.20	13.20	100	1993	1993	3	20	211	
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	21.30	21.30	100	2000	2000	3	20	409	
3	0681	POLE SHED	0	0	38	10	380.00	SF	15.00	15.00	100	1990	1990	3	20	1,140	
4	0351	CARPORT MT	0	0	19	18	342.00	SF	5.60	5.60	100	1996	1996	3	20	383	
5	0751	UOP	0	0	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	28	560	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	22,780
TOTAL MARKET OB/XF VALUE	2,703
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	55,483
SOH/AGL Deduction	0
ASSESSED VALUE	55,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,483
TOTAL JUST VALUE	55,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013406	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/0334	5/22/2014	LE	U	I	11	100
GRANTOR: CREWS RICHARD CHARLES						
GRANTEE: CREWS NATASHA ANGEL						
0968/0600	1/26/2001	WD	U	I	01	100
GRANTOR: CREWS RICHARD C & TER						
GRANTEE: CREWS RICHARD & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S23 E52 N23 $.

LAND DESCRIPTION

TOTAL OB/XF 2,703

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS