

PT SEC 13-2N-24E OR 1997/1068
ESMT OR 1997/1068
2015 PALM DW/MH

MATTHEWS DOUGLAS M
45258 MATTHEWS PLACE
CALLAHAN, FL 32011

2024

13-2N-24-0000-0002-0570



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

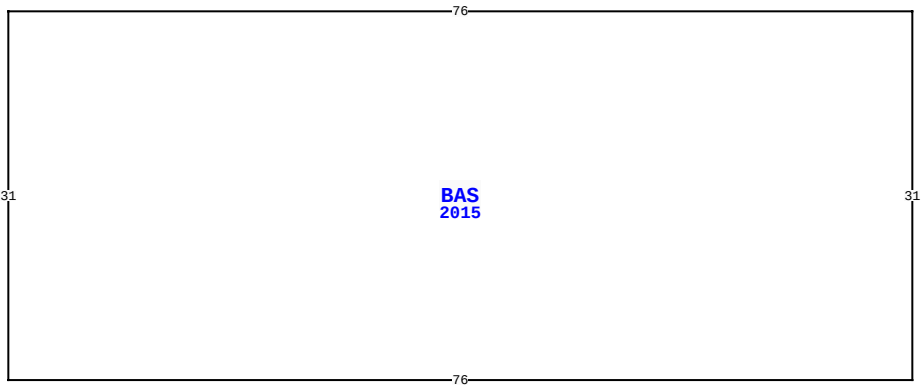
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	214,641
TOTALS	2,356		2,356	214,641

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0681	POLE SHED	0 100	35	24	840.00	SF	15.00	15.00	100	1980	1980	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.01	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,356	151.8400	113.88	268,301	2015	2015	0	0	20.00	80.00
1 M/H 94+ - 100% - 2016				Heated Area: 2356				HX Base Yr 2016			



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										214,641	
TOTAL MARKET OB/XF VALUE										2,520	
TOTAL LAND VALUE - MARKET										60,300	
TOTAL MARKET VALUE										277,461	
SOH/AGL Deduction										100,439	
ASSESSED VALUE										177,022	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										122,022	
TOTAL JUST VALUE										277,461	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										275,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155644	CO ISSUED	0	06/24/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1997/1068	8/09/2015	WD	U	I	11	100			
GRANTOR: MATTHEWS JOHN GORDON									
GRANTEE: MATTHEWS DOUGLAS M									
1936/1481	9/02/2014	QC	U	V	11	100			
GRANTOR: MATTHEWS JOHN GORDON									
GRANTEE: MATTHEWS DOUGLAS M									

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=2015] W76 S31 E76 N31\$.														