LOT 2 R787623
IN OR 1593/1926
CALLAHAN PINES PB 5/285-286

NORRIS ROBBIN A &/GIBSON CHARLES SR
45095 KERI BLVD
CALLAHAN, FL 32011-2247

2024

13-2N-24-0212-0002-0000

NASSAU COUNTY PROPERTY

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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

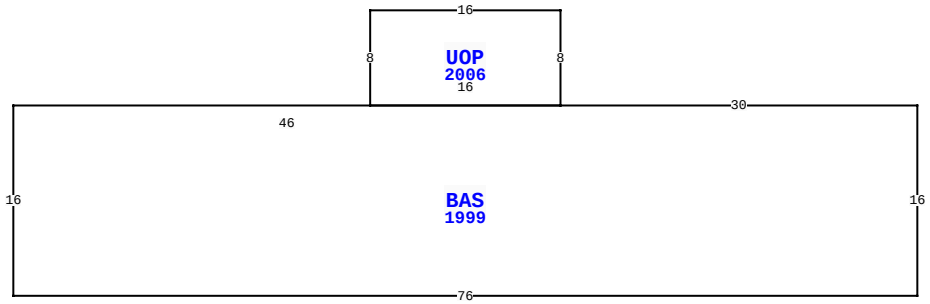
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	51,557
UOP	128	25	32	1,357
TOTALS	1,344		1,248	52,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	128.4800	96.36	120,257	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2010 Heated Area: 1216 HX Base Yr 2010



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

45095 KERI BLVD, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		52,913
TOTAL MARKET OB/XF VALUE		3,890
TOTAL LAND VALUE - MARKET		30,900
TOTAL MARKET VALUE		87,703
SOH/AGL Deduction		34,403
ASSESSED VALUE		53,300
TOTAL EXEMPTION VALUE	HX HB WX	33,300
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		87,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4936	CO ISSUED	0	05/01/2007
MH074936	MH MOVE-ON	0	05/01/2007
E19274	ELEC OTHER	0	05/01/2007
M12940	MECH OTHER	0	05/01/2007
P12400	OTHER	0	05/01/2007
MH99	MH MOVE-ON	0	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1593/1926	11/19/2008	WD	Q	I		99,000
GRANTOR: KIRBY DAWN						
GRANTEE: NORRIS DEWEY R JR E						
1528/1952	10/04/2007	QC	U	I	01	100
GRANTOR: KIRBY LEE						
GRANTEE: KIRBY DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W30 UOP=[YR=2006] N8 W16 S8 E16$ W46 S16 E76 N16$.

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	0350	CARPORT WD	0	100	26	24	624.00	SF	13.00	13.00	100	2000	2000	3	20	1,622	
2	0940	SHEDS/PORT	0	100	14	12	168.00	SF	22.50	22.50	100	1990	1990	3	20	756	
3	0681	POLE SHED	0	100	12	8	96.00	SF	11.25	11.25	100	1990	1990	3	20	216	
4	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2002	2002	3	30	1,296	

LAND DESCRIPTION

TOTAL OB/XF 3,890

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	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/06/2024 BY SYS