

LOT 7
IN OR 625 PG 872
R568236 & R568237

VOGLER LOUIS P EST
45185 GAIL ROAD
CALLAHAN, FL 32011

2024

13-2N-24-0212-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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	1,647	100	1,647	44,894
TOTALS	1,647		1,647	44,894

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0510	GARAGE WD-	0	0	20	240.00	SF	35.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.04

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,647	129.8000	90.86	149,646	1993	1993	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 1647												
HX Base Yr												
45185 GAIL DR, CALLAHAN												

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/13/2023	MLU					
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200					

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY					STANDARD		
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE					44,894		
TOTAL MARKET OB/XF VALUE					5,278		
TOTAL LAND VALUE - MARKET					31,200		
TOTAL MARKET VALUE					81,372		
SOH/AGL Deduction					8,048		
ASSESSED VALUE					73,324		
TOTAL EXEMPTION VALUE					0		
BASE TAXABLE VALUE					73,324		
TOTAL JUST VALUE					81,372		
NCON VALUE					0		
INCOME VALUE							
PREVIOUS YEAR MKT VALUE					78,571		