LOT 8
IN OR 2092/466
R787307 & R787308

PACHECO CHRIS A
45147 GAIL DRIVE
CALLAHAN, FL 32011

2024

13-2N-24-0212-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

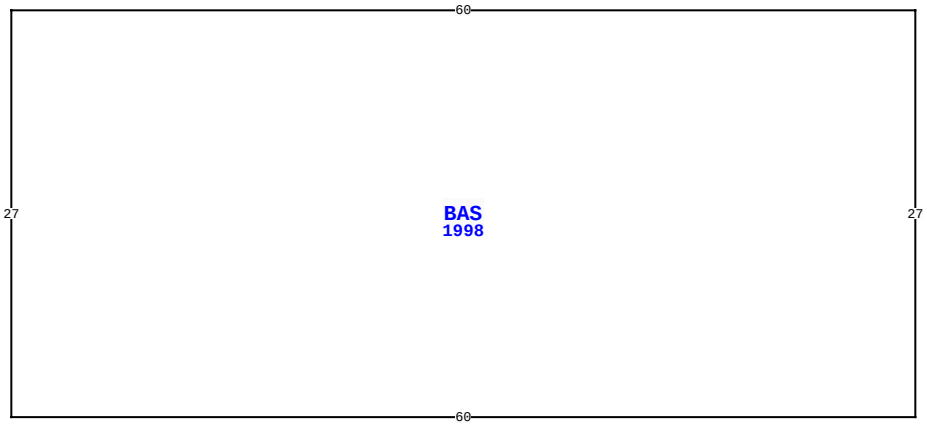
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	78,090
TOTALS	1,620		1,620	78,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.6000	92.70	150,174	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2017 Heated Area: 1620 HX Base Yr 2017



45147 GAIL DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		78,090
TOTAL MARKET OB/XF VALUE		1,704
TOTAL LAND VALUE - MARKET		51,600
TOTAL MARKET VALUE		131,394
SOH/AGL Deduction		58,069
ASSESSED VALUE		73,325
TOTAL EXEMPTION VALUE	HX HB	48,325
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8607	MH MOVE-ON	19,000	07/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2092/0466	11/28/2016	WD	U	I	37	9,000
GRANTOR: RODRIGUEZ PETER						
GRANTEE: PACHECO CHRIS A						
1342/1096	8/17/2005	WD	U	I	05	76,500
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: RODRIGUEZ PETER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 N27$.

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	0752	USP	0	100	20	8	160.00	SF	15.00	15.00	100	2013	2013	3	71	1,704	

LAND DESCRIPTION

TOTAL OB/XF 1,704

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	1.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,600							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 1.72 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 08/06/2024 BY SYS