LOT 18
CALLAHAN PINES PB 5/285-286

WILLIAMS KEVIN A
45210 IRIS BLVD
CALLAHAN, FL 32011

**2024**

**13-2N-24-0212-0018-0000**

## 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 | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

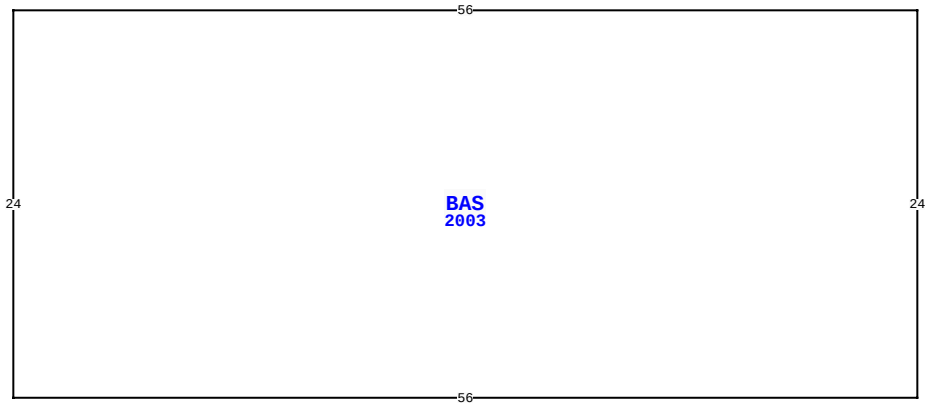
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,344 | 100 | 1,344 | 105,961 |
| TOTALS | 1,344 | | 1,344 | 105,961 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,344 | 140.1600 | 105.12 | 141,281 | 1999 | 2014 | 0 | 0 | 0 | 25.00 | 75.00 |

1 M/H 94+ – 100% - 2021 Heated Area: 1344 HX Base Yr 2021




45210 IRIS BLVD, 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 | | 111,665 |
| TOTAL MARKET OB/XF VALUE | | 422 |
| TOTAL LAND VALUE - MARKET | | 33,600 |
| TOTAL MARKET VALUE | | 145,687 |
| SOH/AGL Deduction | | 21,765 |
| ASSESSED VALUE | | 123,922 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 73,922 |
| TOTAL JUST VALUE | | 145,687 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 145,397 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412461 | GARAGE | 13,200 | 01/03/2004 |
| 8608 | MH MOVE-ON | 28,000 | 07/09/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2397/1682 | 9/29/2020 | WD | Q | I | 01 | 145,500 |
| GRANTOR: OVERSTREET KENNETH E | | | | | | |
| GRANTEE: WILLIAMS KEVIN A | | | | | | |
| 2229/0566 | 9/14/2018 | QC | U | I | 11 | 100 |
| GRANTOR: OVERSTREET ASHLEY G | | | | | | |
| GRANTEE: OVERSTREET KENNETH | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2003] W56 S24 E56 N24$ .

### 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 | 1242 | WD DECK A | 0 | 100 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 21 | 168 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 11 | 11 | 121.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 21 | 254 | |

### LAND DESCRIPTION

TOTAL OB/XF 422

| 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 | 1.12 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 33,600 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.12 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 08/06/2024 BY SYS

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

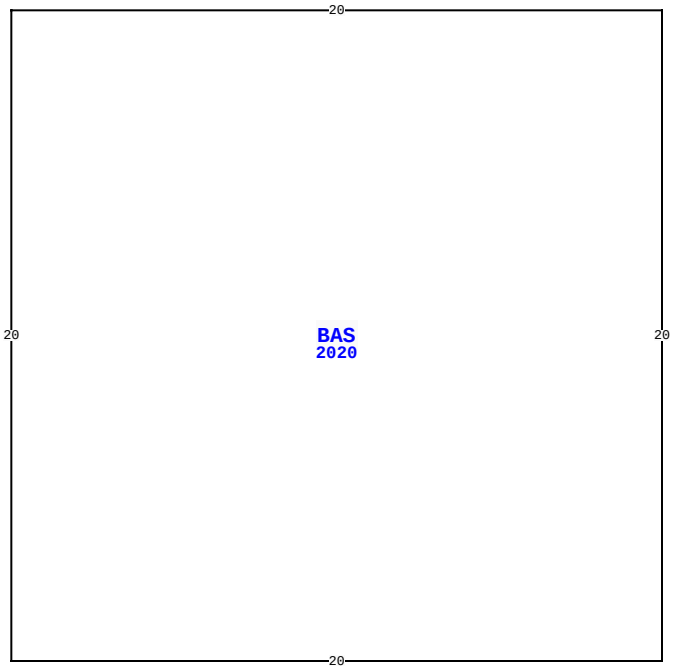
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 400 | 100 | 400 | 5,704 |
| TOTALS | 400 | | 400 | 5,704 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 400 | 58.1900 | 20.37 | 8,148 | 2003 | 2003 | 0 | 0 | 0 | 30.00 | 70.00 |

2 GARAGE RES – 100% - 2021 Heated Area: 400 HX Base Yr 2021




45210 IRIS BLVD, CALLAHAN

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| XF DATE | | LAND DATE | 06/13/2023 MLU |
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| GRANTEE: WILLIAMS KEVIN A | | | | | | |
| 2229/0566 | 9/14/2018 | QC | U | I | 11 | 100 |
| GRANTOR: OVERSTREET ASHLEY G | | | | | | |
| GRANTEE: OVERSTREET KENNETH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W20 S20 E20 N20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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