LOT 19
2006 CMHM SW/MH
IN OR 1836/447

STRICKLAND DIANA T BEVERLY/STRICKLAND CRAIG D
45199 IRIS BLVD
CALLAHAN, FL 32011

2024

13-2N-24-0212-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	03	Quality Level 03

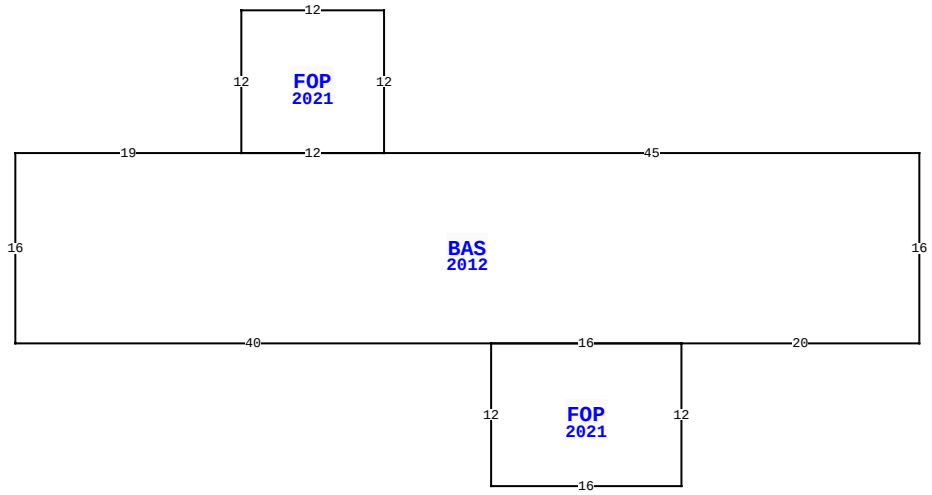
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	64,957
FOP	144	30	43	2,297
FOP	192	30	58	3,098
TOTALS	1,552		1,317	70,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,317	122.8000	92.10	121,296	2006	2006	0	0	0	42.00	58.00

2 M/H 94+ – 100% - 2013 Heated Area: 1216 HX Base Yr 2013



45199 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		70,352
TOTAL MARKET OB/XF VALUE		8,239
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		110,091
SOH/AGL Deduction		45,089
ASSESSED VALUE		65,002
TOTAL EXEMPTION VALUE	HX HB	40,002
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27846	ADDITION	0	10/01/2013
B27290	ADDITION	12,186	06/01/2013
P1216210	NEW CONSTR	0	11/01/2012
E1225583	NEW CONSTR	0	11/01/2012
MH125447	MH MOVE-ON	0	11/01/2012
M1217772	H/AC	0	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1836/0447	10/18/2012	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: BEVERLY DIANA T & C						
1820/0721	10/18/2012	WD	Q	I	02	25,000
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: BEVERLY DIANA T & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=10,0] W45 W12 W19 S16 E40 E16 E20 N16 $
FOP=[YR=2021;ORIG=-10,16] W16 S12 E16 N12 $
FOP=[YR=2021;ORIG=-35,-12] W12 S12 E12 N12 $
.

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	0810	CONCRETE A	0	100	30	12	360.00	SF	6.50	6.50	100	2000	2000	3	79	1,849	
2	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	100	2013	2013	3	71	6,390	

LAND DESCRIPTION

TOTAL OB/XF 8,239

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	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS