

VINCI MADINA WHITE
45188 GAIL DRIVE
CALLAHAN, FL 32011

2024

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

01

MINIMUM 100

Interior Wall

04

PLYWOOD 100

Interior Floo

14

CARPET 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

896

100

896

18,440

FOP

160

30

48

988

UOP

96

25

24

494

TOTALS

1,152

968

19,922

EXTRA FEATURES

L N

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

2001

2001

3

20

160

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

02/09/2024

BY

WWA

Total Acres:

1.03

Total Land Value:

30,900

Market:

0

Agricultural:

0

Common:

30,900

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

968

98.0000

68.60

66,405

1983

1983

0

0

70.00

30.00

1 M/H 93- - 100% - 2024

Heated Area: 896

HX Base Yr 2024

UOP

2017

BAS

1993

FOP

2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

19,922

160

30,900

50,982

0

50,982

30,982

20,000

50,982

1,483

49,262

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2682/1714

8/30/2023

QC

U

I

11

100

GRANTOR: PATTERSON BOBBY & AMY

GRANTEE: VINCI MADINA WHITE

1421/0024

6/16/2006

WD

Q

I

40,000

GRANTOR: COPPOCK TERRY

GRANTEE: PATTERSON BOBBY & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W42 W12 W10 S14 E24 E20 E20 N14 \$

FOP=[YR=2017;ORIG=-40,14] E20 S8 W20 N8 \$

UOP=[YR=2017;ORIG=-54,-8] E12 S8 W12 N8 \$