LOT 22
2014 JACB DW/MH OR 1008/423
CALLAHAN PINES PB 5/285-286

FARROW ANTHONY & PAMELA
45206 GAIL DRIVE
CALLAHAN, FL 32011

**2024**

**13-2N-24-0212-0022-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

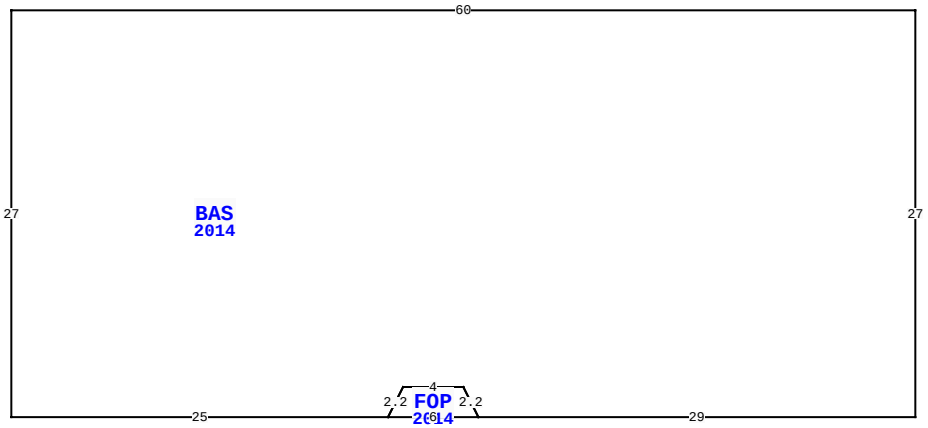
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| 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 | 1,610 | 100 | 1,610 | 136,327 |
| FOP | 10 | 30 | 3 | 254 |
| TOTALS | 1,620 | | 1,613 | 136,581 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,613 | 150.5400 | 112.90 | 182,108 | 2014 | 2014 | 0 | 0 | 0 | 25.00 | 75.00 |

1 M/H 94+ – 100% - 2002 Heated Area: 1610 HX Base Yr 2002




45206 GAIL DR, CALLAHAN

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 136,581 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 30,900 |
| TOTAL MARKET VALUE | | 167,481 |
| SOH/AGL Deduction | | 68,083 |
| ASSESSED VALUE | | 99,398 |
| TOTAL EXEMPTION VALUE | HX HB SX | 99,398 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 167,481 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 166,882 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH145552 | MH MOVE-ON | 0 | 04/01/2014 |
| MH143080 | MH MOVE-ON | 0 | 03/26/2014 |
| 8753 | MH MOVE-ON | 16,900 | 12/02/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1008/0423 | 9/19/2001 | QC | U | V | 11 | 16,500 |
| GRANTOR: GILLESPIE KERMIT W JR | | | | | | |
| GRANTEE: FARROW ANTHONY & PA | | | | | | |
| 0986/0382 | 5/14/2001 | QC | U | I | 01 | 100 |
| GRANTOR: GILLESPIE MAGDALINE L | | | | | | |
| GRANTEE: GILLISPIE KERMIT W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W60 S27 E25 FOP=[YR=2014] E6 L1 U2 W4 L1 D2 $ R1 U2 E4 R1 D2 E29 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 09/17/2019 BY TWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/06/2024 BY SYS