



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
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	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	1,536	100	1,536	37,481
DCK	48	15	7	171
DCK	196	15	29	708
TOTALS	1,780		1,572	38,360

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,572	116.2000	81.34	127,866	1989	1989	0	0	0	70.00	30.00
2 M/H 93- - 0% - 0												
Heated Area: 1536												
HX Base Yr												
BAS 2008												
DCK 2008												
DCK 2008												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			38,360
TOTAL MARKET OB/XF VALUE			5,064
TOTAL LAND VALUE - MARKET			30,900
TOTAL MARKET VALUE			74,324
SOH/AGL Deduction			6,914
ASSESSED VALUE			67,410
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			67,410
TOTAL JUST VALUE			74,324
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P047889	MH MOVE-ON	0	01/04/2004
8606	MH MOVE-ON	6,500	07/09/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2455/0712	4/14/2021	QC U	I	11		100	
GRANTOR: WHALEY KENNETH M & TE							
GRANTEE: BARRY RUBY B							
1661/1954	2/08/2009	QC U	I	11		100	
GRANTOR: BARRY RUBY							
GRANTEE: WHALEY KENNETH M &							

TOTALS		1,780		1,572		38,360		45272 GAIL DR, CALLAHAN				BED DATE		02/14/2008		JH		LGLD DATE		06/13/2023		MLU	
EXTRA FEATURES										XF DATE				INC DATE				AG DATE					
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	0504	FP-ELECTRI		0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320						
2	0940	SHEDS/PORT		0	0	16	12	192.00	SF	30.00	30.00	100	2014	2014	3	65	3,744						
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LAND DESCRIPTION										TOTAL OB/XF										5,064									
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	0	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									