LOT 26
CALLAHAN PINES PB 5/285-286

CHANCEY INVESTMENTS LLC
501 WEST BAY STREET
JACKSONVILLE, FL 32202

**2024**

**13-2N-24-0212-0026-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

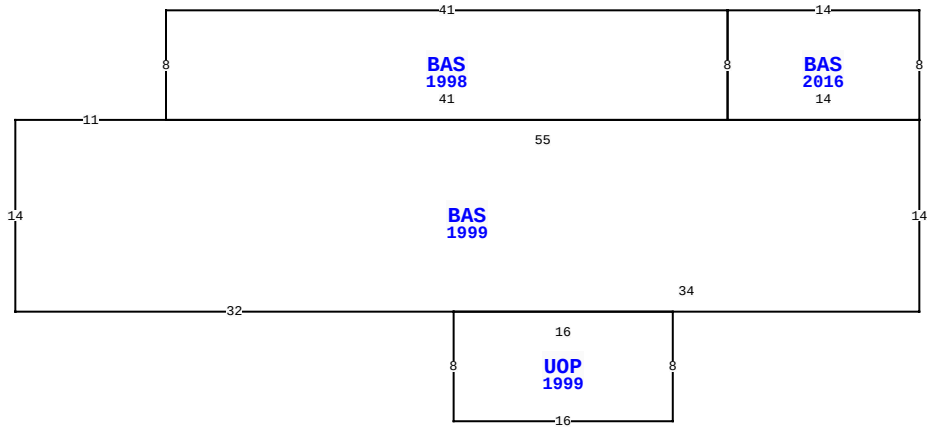
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 328 | 100 | 328 | 7,205 |
| BAS | 924 | 100 | 924 | 20,297 |
| BAS | 112 | 100 | 112 | 2,460 |
| UOP | 128 | 25 | 32 | 703 |
| TOTALS | 1,492 | | 1,396 | 30,664 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,396 | 104.6000 | 73.22 | 102,215 | 1982 | 1982 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2024 Heated Area: 1364 HX Base Yr




45231 KERI 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 | 30,664 |
| TOTAL MARKET OB/XF VALUE | 224 |
| TOTAL LAND VALUE - MARKET | 35,700 |
| TOTAL MARKET VALUE | 66,588 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 66,588 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 66,588 |
| TOTAL JUST VALUE | 66,588 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 61,169 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8464 | MH MOVE-ON | 3,500 | 03/06/1991 |
| 8367 | MH MOVE-ON | 5,000 | 11/13/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2680/1406 | 11/15/2023 | WD | Q | I | 01 | 85,000 |
| GRANTOR: GLISSON SIDNEY & APRI | | | | | | |
| GRANTEE: CHANCEY INVESTMENTS | | | | | | |
| 0855/0234 | 11/09/1998 | WD | Q | I | | 17,100 |
| GRANTOR: MCGEE JAMES E SR & GL | | | | | | |
| GRANTEE: GLISSON SIDNEY & AP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W14 BAS=[YR=1998] W41 S8 BAS=[YR=1999] W11 S14 E32 UOP=[YR=1999] S8 E16 N8 W16$ E34 N14 W55$ E41 N8$ S8 E14 N8$.

## 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 | 0751 | UOP | 0 | 0 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 28 | 224 | |

## LAND DESCRIPTION

TOTAL OB/XF 224

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 1.19 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 35,700 | | | | | | | |

REVIEW DATE 03/06/2024 BY WWA Total Acres: 1.19 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/06/2024 BY SYS