

1999 SHOR DW

GLISSON APRIL & SIDNEY III

2024

13-2N-24-0212-0027-0000

[illegible]

LOT 27 1999 SHOR DW
1987 GLEN DW/MH
IN OR 1027/1680

GLISSON APRIL & SIDNEY III
45244 KERI BLVD
CALLAHAN, FL 32011

2024

13-2N-24-0212-0027-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 50		
Exterior Wall	26	AL SIDING 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
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	1,614	100	1,614	39,317
DCK	40	15	6	146
DCK	42	15	6	146
USP	192	50	96	2,339
USP	198	50	99	2,412
TOTALS	2,086		1,821	44,360

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,821	116.0000	81.20	147,865	1987	1987	0	0	70.00	30.00

2 M/H 93- - 0% - 2002

Heated Area: 1614

HX Base Yr 2002

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										127,707		
TOTAL MARKET OB/XF VALUE										2,324		
TOTAL LAND VALUE - MARKET										85,500		
TOTAL MARKET VALUE										215,531		
SOH/AGL Deduction										122,215		
ASSESSED VALUE										93,316		
TOTAL EXEMPTION VALUE					HX HB		50,000					
BASE TAXABLE VALUE										43,316		
TOTAL JUST VALUE										215,531		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										209,745		