LOT 28
ESMT PT OR 1861/825
CALLAHAN PINES PB 5 PG 285-286

TINSLEY PAUL MICHAEL/TINSLEY DEBRA L & JOHN
45242 KERI BLVD
CALLAHAN, FL 32011

**2024**

**13-2N-24-0212-0028-0000**

## 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 | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

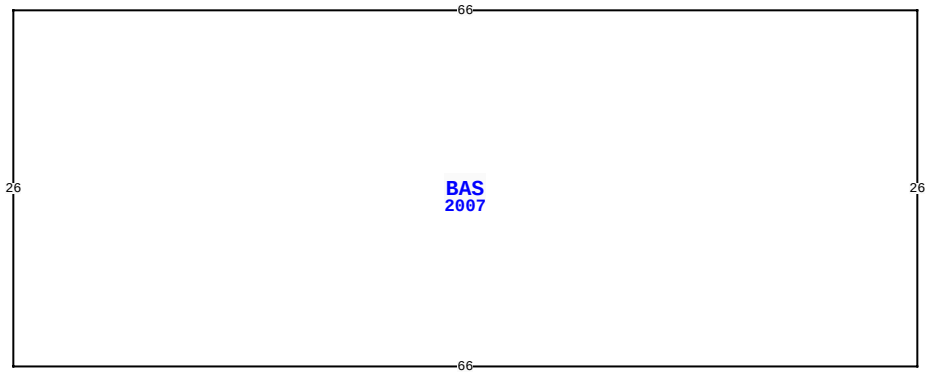
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,716 | 100 | 1,716 | 118,851 |
| TOTALS | 1,716 | | 1,716 | 118,851 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,716 | 139.9200 | 104.94 | 180,077 | 2005 | 2010 | 0 | 0 | 0 | 34.00 | 66.00 |

1 M/H 94+ – 100% - 2024 Heated Area: 1716 HX Base Yr 2024




45242 KERI BLVD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 118,851 |
| TOTAL MARKET OB/XF VALUE | | 4,704 |
| TOTAL LAND VALUE - MARKET | | 81,720 |
| TOTAL MARKET VALUE | | 205,275 |
| SOH/AGL Deduction | | 87,009 |
| ASSESSED VALUE | | 118,266 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 68,266 |
| TOTAL JUST VALUE | | 205,275 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 201,022 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0514253 | ELEC OTHER | 0 | 02/01/2005 |
| M0509204 | MECH OTHER | 0 | 02/01/2005 |
| P0408838 | OTHER | 0 | 12/01/2004 |
| MHU44514 | MH MOVE-ON | 0 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2625/0372 | 3/14/2023 | WD | Q | I | 01 | 245,000 |
| GRANTOR: HOOD DALTON DAVID & K | | | | | | |
| GRANTEE: TINSLEY DEBRA L & J | | | | | | |
| 2458/0436 | 5/03/2021 | QC | U | I | 11 | 100 |
| GRANTOR: HOOD DALTON DAVID & K | | | | | | |
| GRANTEE: HOOD DALTON DAVID & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W66 S26 E66 N26 $ .

## 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 | 0510 | GARAGE WD- | 0 | 100 | 32 | 14 | 448.00 | SF | 35.00 | 35.00 | 100 | 2002 | 2002 | 3 | 30 | 4,704 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,704

| 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 | 4.54 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 81,720 | | | | | | | |

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.54 Total Land Value: 81,720 Market: 0 Agricultural: 0 Common: 81,720 PRINTED 08/06/2024 BY SYS