LOT 29
IN OR 1327/1522
R673116 & R673117 & R673118

MCGEE EDWARD H & EDITH D
45222 KERI BLVD
CALLAHAN, FL 32011

2024

13-2N-24-0212-0029-0000

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 90
Interior Floo	08	SHT VINYL 10
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	05	Quality Level 05

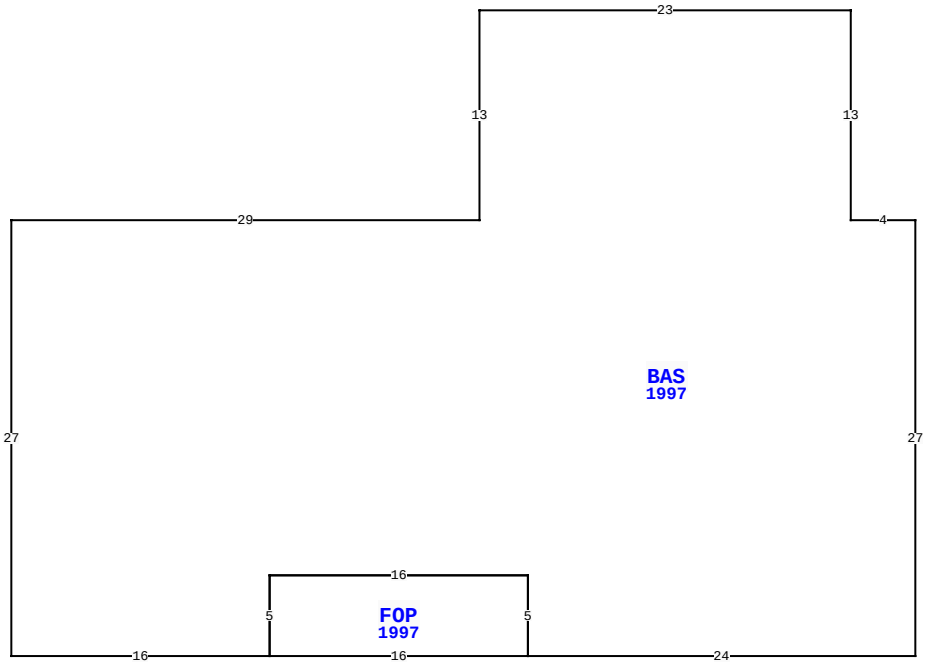
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	1,731	91,605
FOP	80	30	24	1,270
TOTALS	1,811		1,755	92,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,755	141.1200	105.84	185,749	1997	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1998 Heated Area: 1731 HX Base Yr 1998



45222 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		92,874
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		86,100
TOTAL MARKET VALUE		181,774
SOH/AGL Deduction		103,235
ASSESSED VALUE		78,539
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,539
TOTAL JUST VALUE		181,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972021	MH MOVE-ON	0	11/01/1997
8971	MH MOVE-ON	2,000	07/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1522	6/22/2005	WD	U	I	10	100
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: MCGEE EDWARD H & ED						
0653/0192	3/27/1992	AD	U	V		23,900
GRANTOR: HIGGINBOTHAM GARY						
GRANTEE: MCGEE ED & EDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W4 N13 W23 S13 W29 S27 E16 FOP=[YR=1997] E16 N5 W16 S5 $ N5 E16 S5 E24 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	2.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	86,100							

REVIEW DATE 10/08/2020 BY TWA Total Acres: 2.87 Total Land Value: 86,100 Market: 0 Agricultural: 0 Common: 86,100 PRINTED 08/06/2024 BY SYS