LOT 30 1978 PINE DW/MH
IN OR 1001/11
CALLAHAN PINES PB 5/285-286

BESSENT SHEILA F
45243 IRIS BLVD
CALLAHAN, FL 32011

2024

13-2N-24-0212-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

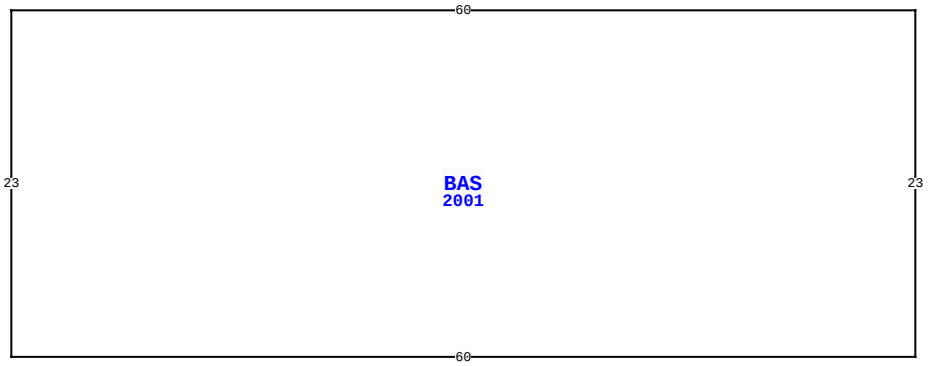
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	28,574
TOTALS	1,380		1,380	28,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,380	98.6000	69.02	95,248	1978	1978	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1380 HX Base Yr



45243 IRIS 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	28,574
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	89,774
SOH/AGL Deduction	20,245
ASSESSED VALUE	69,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,529
TOTAL JUST VALUE	89,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036438	NEW CONSTR	0	01/02/2003
MHU95800	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1001/0011	8/02/2001	WD	Q	I		30,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: BESSENT LAWRENCE A						
0998/0233	7/17/2001	QC	U	I	05	100
GRANTOR: PIERCE ROGER L & BONN						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S23 E60 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	61,200							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 2.04 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 08/06/2024 BY SYS