LOT 31
IN OR 2222/928
R567853 & R567854

MORRISSEY JOHN H
45245 IRIS BLVD
CALLAHAN, FL 32011

2024

13-2N-24-0212-0031-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

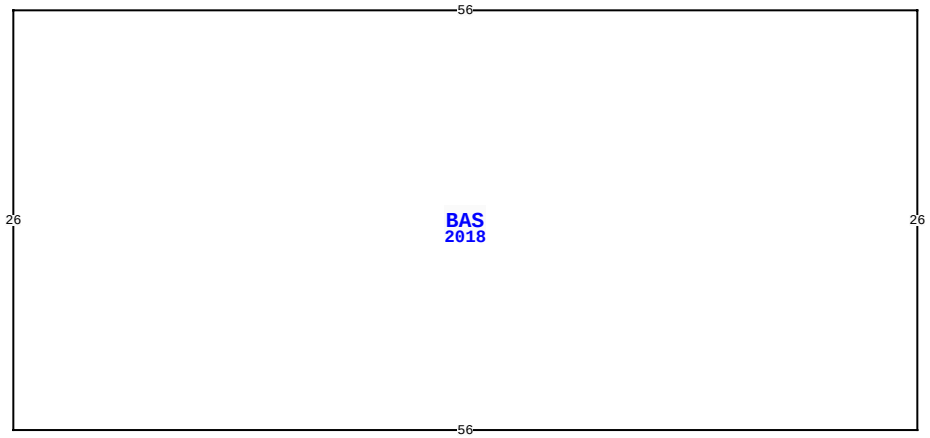
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	118,618
TOTALS	1,456		1,456	118,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.8000	87.60	127,546	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2019 Heated Area: 1456 HX Base Yr 2019



45245 IRIS BLVD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		137,050
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		67,860
TOTAL MARKET VALUE		205,630
SOH/AGL Deduction		67,068
ASSESSED VALUE		138,562
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,562
TOTAL JUST VALUE		205,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001952	GARAGE	45,888	02/27/2019
18011113	CO ISSUED	0	11/06/2018
8917	MH MOVE-ON	10,000	05/29/1992
8409	MH MOVE-ON	4,500	01/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2222/0928	9/04/2018	WD	Q	V	02	46,000
GRANTOR: QUALITY PROPERTIES OF						
GRANTEE: MORRISSEY JOHN H						
2153/1625	10/25/2017	TX	U	I	11	13,000
GRANTOR: TAX COLLECTOR						
GRANTEE: QUALITY PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S26 E56 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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1995	1995	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	3.77	AC		1.00	1.00	1.00	18,000.00	18,000.00	67,860							

REVIEW DATE 05/06/2019 BY TW Total Acres: 3.77 Total Land Value: 67,860 Market: 0 Agricultural: 0 Common: 67,860 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

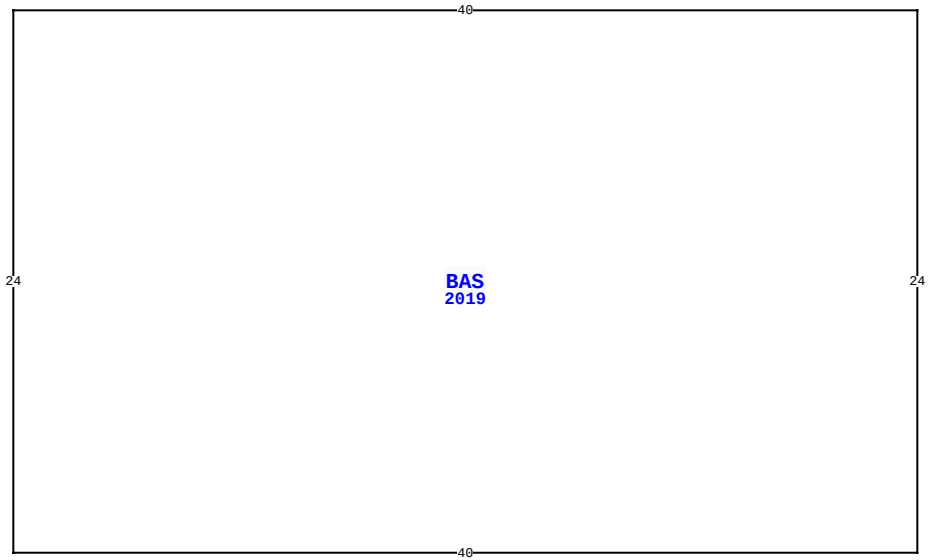
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	18,432
TOTALS	960		960	18,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	20.00	19,200	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 960 HX Base Yr 2019



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GRANTEE: QUALITY PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S24 E40 N24$.

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

REVIEW DATE 05/06/2019 BY TW Total Acres: 3.77 Total Land Value: 67,860 Market: 0 Agricultural: 0 Common: 67,860 PRINTED 08/06/2024 BY SYS