LOT 32
ESMT PT OR 1861/825
CALLAHAN PINES PB 5/285-286

ARP JOHNATHON ROBERT
45244 IRIS BLVD
CALLAHAN, FL 32011

2024

13-2N-24-0212-0032-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

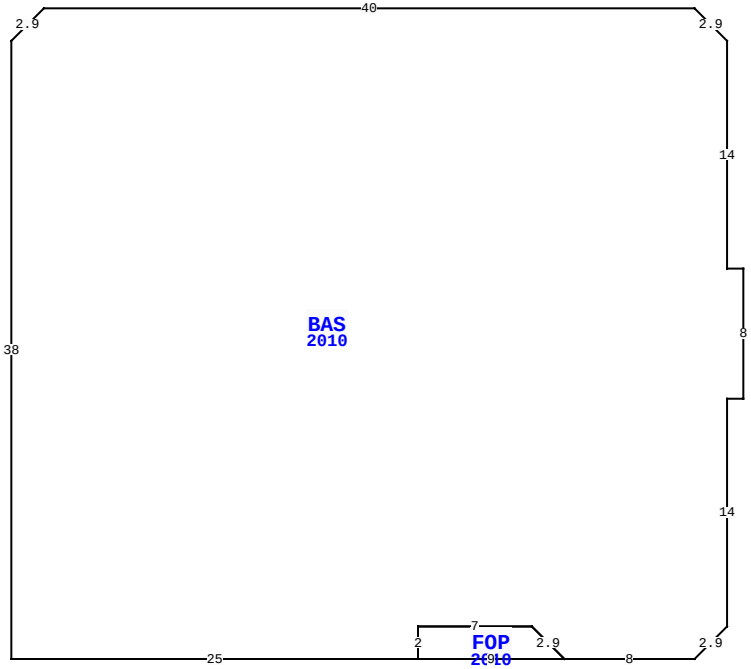
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	130,101
FOP	16	30	5	373
TOTALS	1,762		1,751	130,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,751	150.5400	112.90	197,688	2010	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2022 Heated Area: 1746 HX Base Yr 2022



45244 IRIS BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		130,474
TOTAL MARKET OB/XF VALUE		4,197
TOTAL LAND VALUE - MARKET		83,400
TOTAL MARKET VALUE		218,071
SOH/AGL Deduction		51,099
ASSESSED VALUE		166,972
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		111,972
TOTAL JUST VALUE		218,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5239	CO ISSUED	0	02/03/2010
M15030	MECH OTHER	0	01/01/2010
MH5239	MH MOVE-ON	0	12/01/2009
M14967	H/AC	0	12/01/2009
P14065	OTHER	0	12/01/2009
MH98	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/273	6/27/2024	WD	Q	I	01	279,000
GRANTOR: JAX FREEDOM HOME BUYE						
GRANTEE: ARP JOHNATHON ROBER						
2694/1988	2/13/2024	WD	Q	I	01	203,000
GRANTOR: ROBINSON KIMBERLY						
GRANTEE: JAX FREEDOM HOME BU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] U2 L2 W40 D2 L2 S38 E25 FOP=[YR=2010] E9 L2 U2 W7 S2$ N2 E7 R2 D2 E8 U2 R2 N14 E1 N8 W1 N14$.

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	8	96.00	SF	20.10	20.10	100	1995	1995	3	20	386	
2	1242	WD DECK A	0	100	0	0	36.00	SF	10.00	10.00	100	1995	1995	3	20	72	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
4	0681	POLE SHED	0	100	8	4	32.00	SF	15.00	15.00	100	2008	2008	3	52	250	
5	0300	BOAT DCK W	0	100	18	2	36.00	SF	24.00	24.00	100	1995	1995	3	23	199	

LAND DESCRIPTION

TOTAL OB/XF 4,197

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	2.78	AC		1.00	1.00	1.00	30,000.00	30,000.00	83,400							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 2.78 Total Land Value: 83,400 Market: 0 Agricultural: 0 Common: 83,400 PRINTED 08/06/2024 BY SYS