PT OF LOT 1
IN OR 2356/1327
KERI ACRES PB 5/139

CARROLL SHELLEY R
45068 IRIS BLVD
CALLAHAN, FL 32011

2024

13-2N-24-1130-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

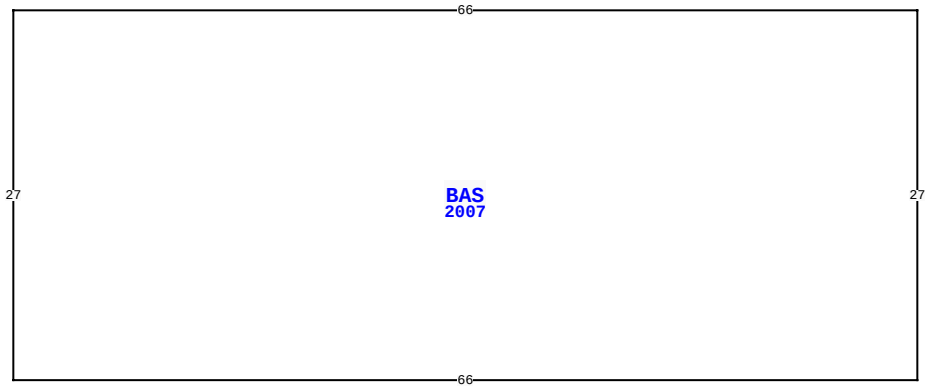
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,782	100	1,782	74,416
TOTALS	1,782		1,782	74,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	116.0000	87.00	155,034	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2008 Heated Area: 1782 HX Base Yr 2008



45068 IRIS BLVD, CALLAHAN

BLD DATE	02/04/2008	JH	LGL DATE	
XF DATE	02/04/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,416
TOTAL MARKET OB/XF VALUE		1,828
TOTAL LAND VALUE - MARKET		36,600
TOTAL MARKET VALUE		112,844
SOH/AGL Deduction		54,198
ASSESSED VALUE		58,646
TOTAL EXEMPTION VALUE	HX HB	33,646
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013467	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/1327	4/23/2020	QC	U	I	11	100
GRANTOR: CARROLL JODY L						
GRANTEE: CARROLL SHELLEY R						
0800/0303	7/17/1997	WD	U	I	11	31,000
GRANTOR: PICK RONALD & REBA						
GRANTEE: CARROLL JODY & SHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66S27E66N27$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	

LAND DESCRIPTION

TOTAL OB/XF 1,828

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	1.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.22 Total Land Value: 36,600 Market: 0 Agricultural: 0 Common: 36,600 PRINTED 08/06/2024 BY SYS