LOT 2
IN OR 829 PG 1112
1990 SHAD DW/MH

PIPPIN MARK W & RITA L
450742 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2024

13-2N-24-1130-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

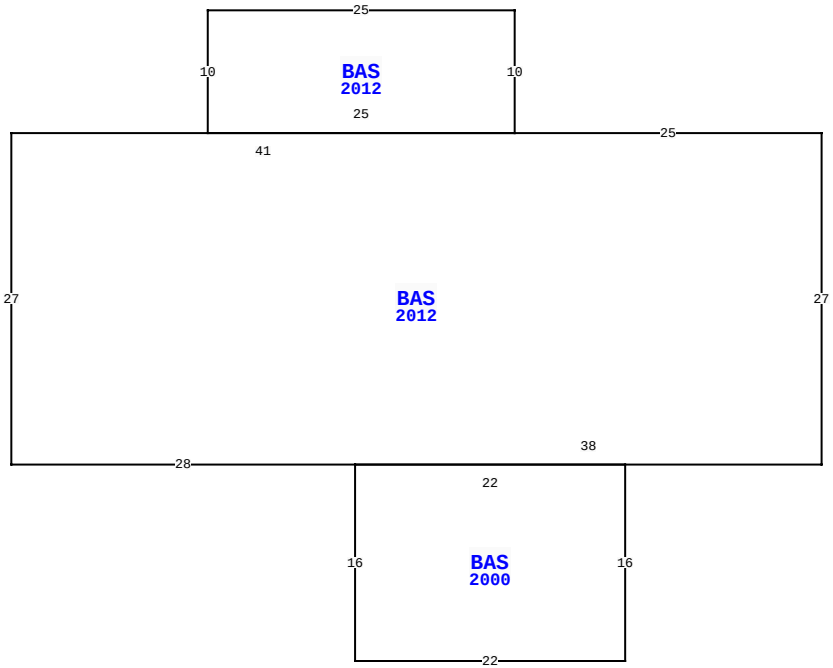
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	352	100	352	9,166
BAS	250	100	250	6,510
BAS	1,782	100	1,782	46,403
TOTALS	2,384		2,384	62,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,384	124.0000	86.80	206,931	1990	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 2384 HX Base Yr



450742 OLD DIXIE HWY, 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	62,079
TOTAL MARKET OB/XF VALUE	23,480
TOTAL LAND VALUE - MARKET	59,100
TOTAL MARKET VALUE	144,659
SOH/AGL Deduction	10,539
ASSESSED VALUE	134,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,120
TOTAL JUST VALUE	144,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007325	XFOB	3,192	07/01/2000
7983	MH MOVE-ON	32,936	11/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0829/1112	4/14/1998	WD	U	V	10	11,000
GRANTOR: HIGGINBOTHAM GARY & I						
GRANTEE: PIPPIN MARK & RITA						
0525/1170	9/02/1987	AD	Q	V		11,600
GRANTOR: HIGGINBOTHAM GARY &						
GRANTEE: PIPPIN MARK & RITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W25 BAS=[YR=2012] N10 W25 S10 E25$ W41 S27 E28
BAS=[YR=2000] S16 E22 N16W22$ E38 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	0940	SHEDS/PORT	0	0	22	14	308.00	SF	21.30	21.30	100	1995	1995	3	20	1,312	
2	1242	WD DECK A	0	0	0	0	100.00	SF	10.00	10.00	100	2008	2008	3	35	350	
3	0510	GARAGE WD-	0	0	26	18	468.00	SF	35.00	35.00	100	2008	2008	3	52	8,518	
4	0510	GARAGE WD-	0	0	26	20	520.00	SF	35.00	35.00	100	2010	2010	3	60	10,920	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 23,480

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	1.97	AC		1.00	1.00	1.00	30,000.00	30,000.00	59,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.97 Total Land Value: 59,100 Market: 0 Agricultural: 0 Common: 59,100 PRINTED 08/06/2024 BY SYS