LOT 7
KERI ACRES PB 5/139

CARTER IVY
45025 KERI BLVD
CALLAHAN, FL 32011

2024

13-2N-24-1130-0007-0000

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 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

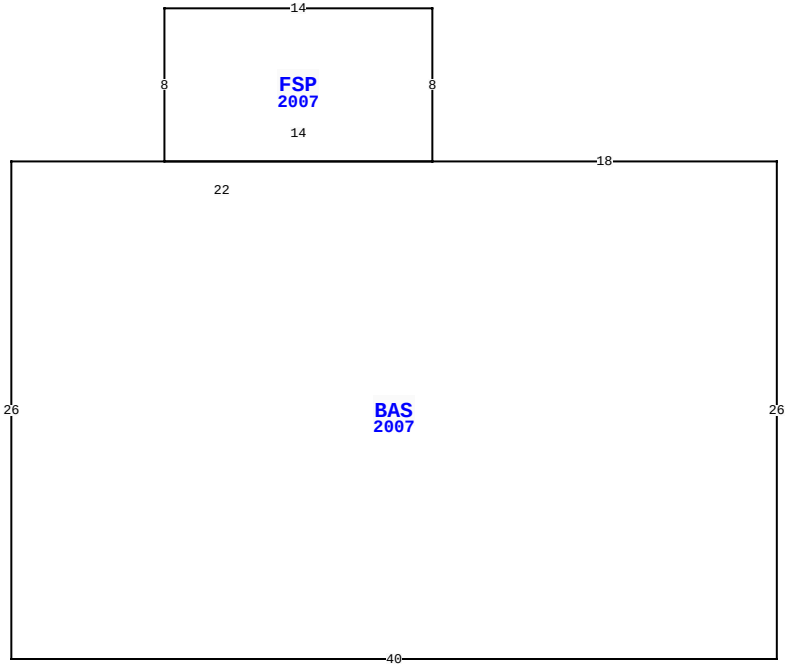
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	38,201
FSP	112	60	67	2,461
TOTALS	1,152		1,107	40,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,107	81.6200	61.22	67,771	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2023 Heated Area: 1040 HX Base Yr 2023



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

45025 KERI BLVD, CALLAHAN

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		40,663
TOTAL MARKET OB/XF VALUE		273
TOTAL LAND VALUE - MARKET		43,800
TOTAL MARKET VALUE		84,736
SOH/AGL Deduction		0
ASSESSED VALUE		84,736
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,736
TOTAL JUST VALUE		84,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4970	CO ISSUED	0	07/01/2007
MH4970	MH MOVE-ON	0	07/01/2007
E19627	ELEC OTHER	0	07/01/2007
M13103	MECH OTHER	0	07/01/2007
P12555	OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/0334	8/04/2022	WD	U	I	30	68,000
GRANTOR: MOYERS TIMOTHY S & BR						
GRANTEE: CARTER IVY						
2576/1374	7/07/2022	FJ	U	I	11	0
GRANTOR: MOYERS JOSHUA J EST						
GRANTEE: MOYERS TIMOTHY S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FSP=[YR=2007] N8 W14 S8 E14$ W22 S26 E40 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	1242	WD DECK A	0	100	11	8	88.00	SF	10.00	10.00	100	2007	2007	3	31	273	

LAND DESCRIPTION

TOTAL OB/XF 273

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	1.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/06/2024 BY SYS