PT OF NW1/4 R673506
IN OR 1796/1112

MORGAN HENRY MARK
55333 MT OLIVE RD
CALLAHAN, FL 32011

2024

14-2N-25-0000-0003-0020

BUILDING CHARACTERISTICS

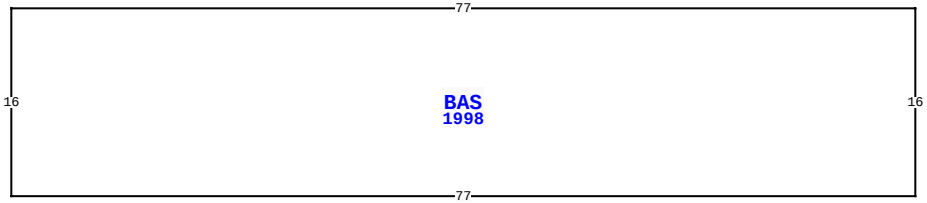
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	59,195
TOTALS	1,232		1,232	59,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,232	123.2000	92.40	113,837	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2016 Heated Area: 1232 HX Base Yr 2016



55333 MT OLIVE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		59,195
TOTAL MARKET OB/XF VALUE		6,154
TOTAL LAND VALUE - MARKET		44,450
TOTAL MARKET VALUE		109,799
SOH/AGL Deduction		57,394
ASSESSED VALUE		52,405
TOTAL EXEMPTION VALUE	HX HB	27,405
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,450

GR/UT , STRG + PL SHEDS ARE ATTACHED

EYB ADJSTD NEWER METAL ROOF: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973618	CHNGE SRVC	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1796/1112	12/19/2011	WD	U	I	30	100
GRANTOR: MORGAN DEBORAH ELAINE						
GRANTEE: MORGAN HENRY MARK						
1200/0659	1/08/2004	QC	U	I	01	100
GRANTOR: MORGAN MARK M						
GRANTEE: MORGAN MARK M & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W77 S16 E77 N16$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1988	1988	3	20	2,800	
2	0681	POLE SHED	0	100	20	40	800.00	SF	15.00	15.00	100	1970	1970	3	20	2,400	
3	0940	SHEDS/PORT	0	100	9	13	117.00	SF	30.00	30.00	100	1997	1997	3	20	702	
5	1242	WD DECK A	0	100	15	8	120.00	SF	10.00	10.00	100	2003	2003	3	21	252	

LAND DESCRIPTION

TOTAL OB/XF 6,154

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	0005	OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,450							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.27 Total Land Value: 44,450 Market: 0 Agricultural: 0 Common: 44,450 PRINTED 08/06/2024 BY SYS