

BRAY CURTIS
55471 MT OLIVE RD
CALLAHAN, FL 32011

14-2N-25-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall04PLYWOOD 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition01NONE 100

Heating Type02CONVECTION 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme06DIST 1D 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,1041001,10425,549

FSP352602114,883

TOTALS1,4561,31530,432

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10940SHEDS/PORT001810180.00SF30.0030.00100197419743201,080

20351CARPORT MT002220440.00SF5.905.9010019801980320519

30351CARPORT MT0015575.00SF5.905.901001980198032089

40810CONCRETE A0000327.00SF6.506.5010019741974325531

50940SHEDS/PORT0081080.00SF30.0030.0010019991999320480

60681POLE SHED001610160.00SF15.0015.0010019991999327648

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH0OR0.000.001.50AC1.001.001.0035,000.0035,000.0052,500

REVIEW DATE09/19/2022BYKBA

Total Acres: 1.50Total Land Value: 52,500Market: 0Agricultural: 0Common: 52,500PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820021,315110.200077.14101,4391974197900070.0030.00

Heated Area: 1104HX Base Yr

BAS1993

FSP1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

55471 MT OLIVE RD, CALLAHAN

55471 MT OLIVE RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE30,432

TOTAL MARKET OB/XF VALUE3,347

TOTAL LAND VALUE - MARKET52,500

TOTAL MARKET VALUE86,279

SOH/AGL Deduction26,084

ASSESSED VALUE60,195

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE60,195

TOTAL JUST VALUE86,279

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE84,151

MH/ID 6165523242566(A)&(B)

PERMIT NUMDESCRIPTIONAMTISSUED

6651REPAIR/RRF8,00008/07/1990

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2080/131410/14/2016WDUII3722,500

GRANTOR: MAIONE TARA L

GRANTEE: BRAY CURTIS

2021/125911/20/2015SWUII12100

GRANTOR: POTTER THOMAS R & AMA

GRANTEE: MAIONE TARA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E16 FSP=[YR=1993] S11 E32 N11 W32\$ E32 N23\$.