PT OF S1/2 OF NE1/4 OF NW1/4
OF SEC 14-2N-25E OR 2208/1014
& OR 2294/1100

BRAY GLADYS/BRAY CURTIS W
55501 MT OLIVE RD
CALLAHAN, FL 32011

2024

14-2N-25-0000-0003-0040

BUILDING CHARACTERISTICS

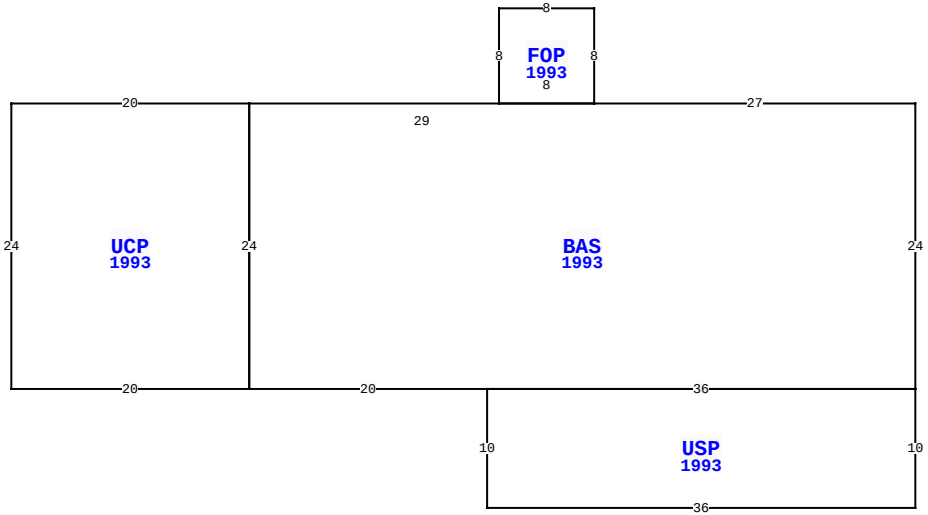
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	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	1,344	100	1,344	26,869
FOP	64	30	19	380
UCP	480	20	96	1,919
USP	360	50	180	3,599
TOTALS	2,248		1,639	32,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,639	95.2000	66.64	109,223	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr



55501 MT OLIVE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	38,000
TOTAL MARKET OB/XF VALUE	3,251
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	93,751
SOH/AGL Deduction	56,234
ASSESSED VALUE	37,517
TOTAL EXEMPTION VALUE	HX HB WX 30,000
BASE TAXABLE VALUE	7,517
TOTAL JUST VALUE	93,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1100	7/31/2019	QC	U	V	11	100
GRANTOR: BRAY GLADYS						
GRANTEE: BRAY GLADYS & CURTI						
2208/1014	12/29/2016	QC	U	I	11	100
GRANTOR: BRAY GLADYS						
GRANTEE: BRAY GLADYS & CURTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FOP=[YR=1993] N8 W8 S8 E8$ W29
UCP=[YR=1993] W20 S24 E20 N24$ S24 E20 USP=[YR=1993] S10 E36 N10 W36$ E36 N24$.

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	32	22	704.00	SF	7.00	7.00	100	1980	1980	3	20	986	
2	0940	SHEDS/PORT	0	100	18	7	126.00	SF	9.00	9.00	100	1980	1980	3	20	227	
3	0510	GARAGE WD-	0	100	41	10	410.00	SF	24.85	24.85	100	1967	1967	3	20	2,038	

LAND DESCRIPTION

TOTAL OB/XF 3,251

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		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 12/12/2019 BY KBA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

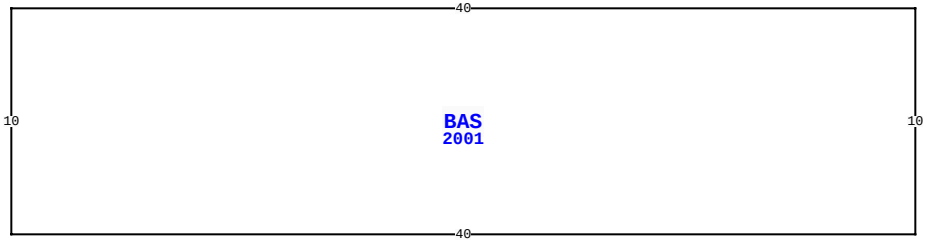
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	5,233
TOTALS	400		400	5,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	400	62.3000	43.61	17,444	1967	1967	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 400 HX Base Yr



55501 MT OLIVE RD, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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2208/1014	12/29/2016	QC	U	I	11	100
GRANTOR: BRAY GLADYS						
GRANTEE: BRAY GLADYS & CURTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W40 S10 E40 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/12/2019 BY KBA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS