IN OR 2351/702
(EX OR 419/59)
UTIL ESMT IN OR 2657-1357

LANCASTER LISA G & LARRY T REV TRUST/LANCASTER LAR
55245 MT OLIVE RD
CALLAHAN, FL 32011

2024

14-2N-25-0000-0003-0080

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

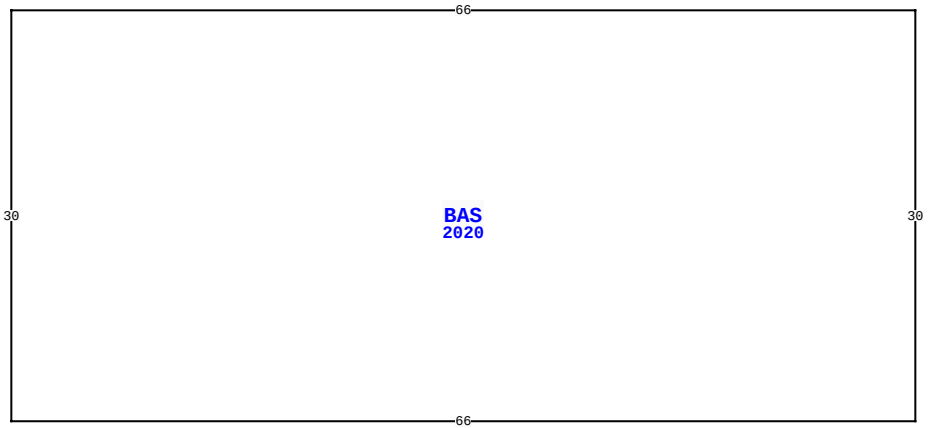
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	160,331
TOTALS	1,980		1,980	160,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,980	111.3000	83.48	165,290	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2021 Heated Area: 1980 HX Base Yr 2021



55245 MT OLIVE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,331
TOTAL MARKET OB/XF VALUE		3,658
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		211,239
SOH/AGL Deduction		97,594
ASSESSED VALUE		113,645
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,645
TOTAL JUST VALUE		211,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009993	CO ISSUED	0	12/22/2020
20009993	MH MOVE-ON	0	10/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0702	3/27/2020	WD	Q	I	02	79,000

GRANTOR: KIRKLAND KAREN MICHEL
GRANTEE: LANCASTER LARRY THO

1986/1431	6/22/2015	FJ	U	I	11	100

GRANTOR: ARMSTRONG DEBRA ARLEN
GRANTEE: ATKINS KAREN MICHEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S30 E66 N30$. S1 E3 N1 E4 S1 E24 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	1242	WD DECK A	0	100	27	16	432.00	SF	10.00	10.00	100	2001	2001	3	20	864	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	2000	2000	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 3,658

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	1.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	47,250							

REVIEW DATE 01/07/2021 BY KB Total Acres: 1.35 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 08/06/2024 BY SYS