PT OF GOV LOT 2
IN OR 604 PG 489

HARRIS CHRISTOPHER E
925 TARPON AVE APT 1
FERNANDINA BEACH, FL 32034

2024

15-2N-25-0000-0001-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

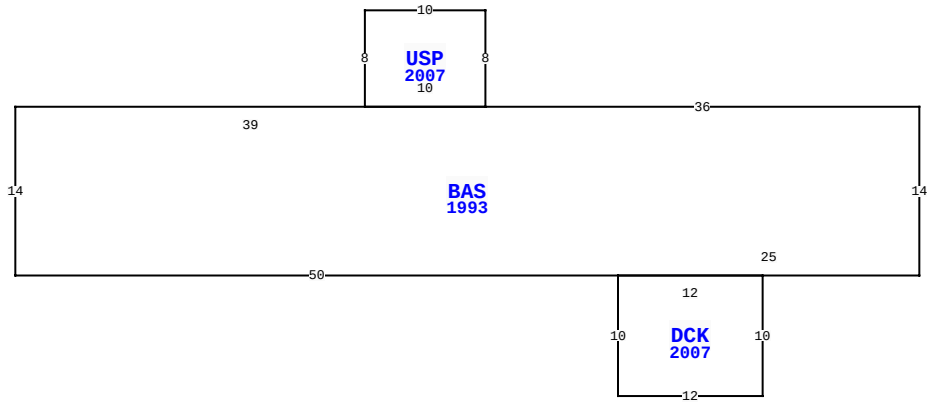
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	21,609
DCK	120	15	18	371
USP	80	50	40	823
TOTALS	1,250		1,108	22,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,108	98.0000	68.60	76,009	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1050 HX Base Yr



55216 THOMAS 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		22,803
TOTAL MARKET OB/XF VALUE		3,851
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		61,654
SOH/AGL Deduction		35,009
ASSESSED VALUE		26,645
TOTAL EXEMPTION VALUE	HX HB WX	26,645
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		61,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8744	MH MOVE-ON	23,000	11/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/86	5/03/2024	FJ	U	I	11	0
GRANTOR: CAPPIELLO HELEN MARIE						
GRANTEE: HARRIS CHRISTOPHER						
2710/72	5/03/2024	FJ	U	I	11	0
GRANTOR: CAPPIELLO HELEN M EST						
GRANTEE: HARRIS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 USP=[YR=2007] N8 W10 S8 E10$ W39 S14 E50
DCK=[YR=2007] S10 E12 N10 W12$ E25 N14$.

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	1991	1991	3	70	2,450	
2	0350	CARPORT WD	0	100	15	20	300.00	SF	13.00	13.00	100	1995	1995	3	20	780	
3	0681	POLE SHED	0	100	15	12	180.00	SF	15.00	15.00	100	1995	1995	3	23	621	

LAND DESCRIPTION

TOTAL OB/XF 3,851

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS