IN OR 2654/1758

SMITH DAVID ADAM & KRYSTAL LEA
44110 CATIES WAY
CALLAHAN, FL 32011

2024

16-1N-25-0000-0001-0230

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	13	LVT/LAMNT 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

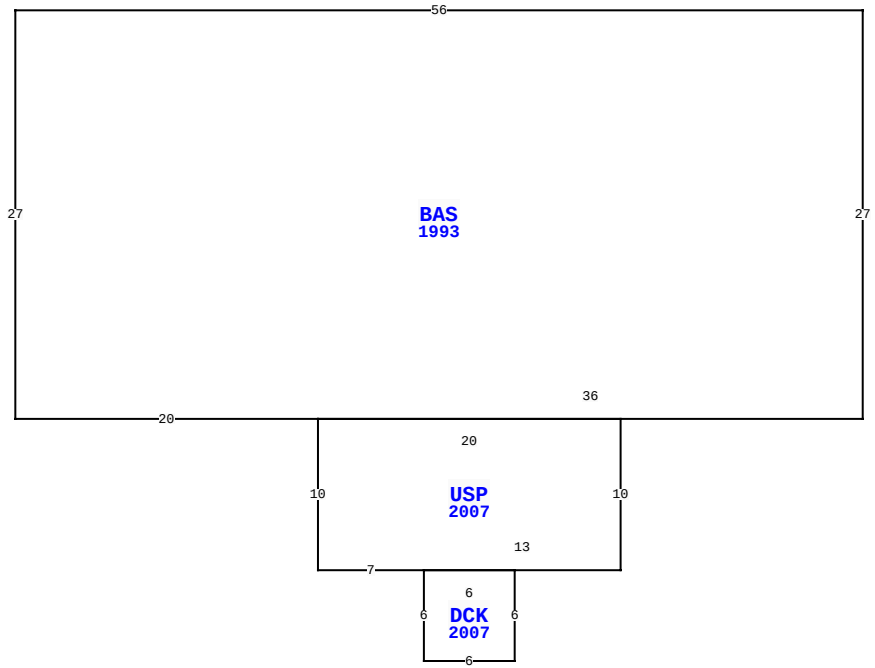
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	144,104
DCK	36	15	5	476
USP	200	50	100	9,531
TOTALS	1,748		1,617	154,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,617	146.4000	102.48	165,710	1988	2018	0	0	0	7.00	93.00

1 M/H 93- – 100% - 2024 Heated Area: 1512 HX Base Yr 2024



44110 CATIES WAY, CALLAHAN

BLD DATE	07/17/2008 JW	LGL DATE	
XF DATE	07/17/2008 JW	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		154,110
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		37,450
TOTAL MARKET VALUE		193,800
SOH/AGL Deduction		0
ASSESSED VALUE		193,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,800
TOTAL JUST VALUE		193,800
NCON VALUE		112,682
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7921	MH MOVE-ON	32,000	08/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2654/1758	7/17/2023	WD	Q	I	01	249,000
GRANTOR: WARREN WILLIAM						
GRANTEE: SMITH DAVID ADAM &						
2480/0219	6/09/2021	WD	Q	I	01	85,000
GRANTOR: NAGY JAY J						
GRANTEE: WARREN WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E20 USP=[YR=2007] S10 E7 DCK=[YR=2007] S6 E6 N6 W6$ E13 N10 W20$ E36 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	1988	1988	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 03/12/2021 BY KB Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/06/2024 BY SYS