IN OR 785/151
(EX ESMT IN OR 886/343)
R672788 R672789 & R672790

COOK CAROLYN G
54092 HURST RD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0001-0300

BUILDING CHARACTERISTICS

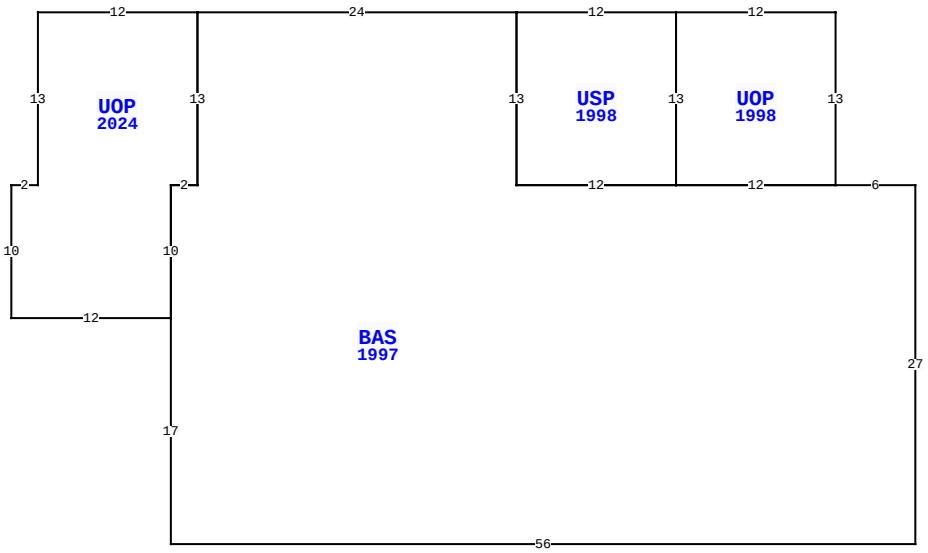
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,824	100	1,824	76,958
UOP	156	25	39	1,645
UOP	276	25	69	2,911
USP	156	50	78	3,291
TOTALS	2,412		2,010	84,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,010	117.2000	87.90	176,679	1997	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1998 Heated Area: 1824 HX Base Yr 1998



54092 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		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		84,806
TOTAL MARKET OB/XF VALUE		5,018
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		159,824
SOH/AGL Deduction		64,869
ASSESSED VALUE		94,955
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		39,955
TOTAL JUST VALUE		159,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,247

TW/MH ID: 9D630494J(A/B/C)

R672788 & R672789 & R672790

1997 CONC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992741	MH MOVE-ON	0	01/06/1999
MH982253	MH MOVE-ON	0	06/01/1998
MH971694	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0835/0298	5/27/1998	WD	U	I	07	100
GRANTOR: GORDAN ELSIE						
GRANTEE: COOK JOSEPH & CAROL						
0785/0151	2/18/1997	QC	U	I	01	10,000
GRANTOR: GORDON ELSIE M						
GRANTEE: COOK JOSEPH M & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=-24,0] W24 S13 W2 S10 S17 E56 N27 W6 W12 W12 N13 $
UOP=[YR=2024;ORIG=-60,0] E12 S13 W2 S10 W12 N10 E2 N13 $
UOP=[YR=1998;ORIG=0,0] W12 S13 E12 N13 $
USP=[YR=1998;ORIG=-12,0] W12 S13 E12 N13 $
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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	1997	1997	3	80	2,800	
3	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	2000	2000	3	79	2,218	

LAND DESCRIPTION

TOTAL OB/XF 5,018

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/26/2024 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS