

PT OF SE1/4
2012 LIVE OAK DW/MH
IN OR 1165/1454

SHEPARD MARIE
PO BOX 1735
CALLAHAN, FL 32011-1735

2024

16-1N-25-0000-0011-0090



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																				
Exterior Wall	30	VINYL 100	0800	02	1,615	116.4000	87.30	140,990	2012	2012	0	0	0	30.00	70.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1995													Heated Area: 1560																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1995																			
Interior Wall	05	DRYWALL 100	DCK2024 BAS2012													VALUATION BY										STANDARD									
Interior Floo	14	CARPET 60														Tax Group: 6										Tax Dist:									
Interior Floo	08	SHT VINYL 40														BUILDING MARKET VALUE										98,693									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										20,888									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										55,620									
Bedrooms		3 100														TOTAL MARKET VALUE										175,201									
Bathrooms		2 100														SOH/AGL Deduction										54,637									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										120,564									
Stories	0	0 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										70,564									
			TOTAL JUST VALUE										175,201																						
			NCON VALUE										9,193																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										162,106																						
Quality			03	Quality Level 03																															
DOR CODE			0200 MOBILE HOME																																
MAP NUM			MKT AREA 08																																
NEIGHBORHOOD/LOC			8005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,560	100	1,560	95,332																															
DCK	368	15	55	3,361																															
TOTALS			1,928	1,615	98,693																														
EXTRA FEATURES			44210 KOREYS LN, CALLAHAN																																
L N	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	0940	SHEDS/PORT	0 100	10	12	120.00	SF	21.30	21.30	100	1992	1992	3	20	511																				
2	0351	CARPORT MT	0 100	0	0	360.00	SF	10.00	10.00	100	2000	2000	3	20	720																				
3	1242	WD DECK A	0 100	0	0	525.00	SF	10.00	10.00	100	2011	2011	3	50	2,625																				
4	0510	GARAGE WD-	0 100	25	20	500.00	SF	35.00	35.00	100	2011	2011	3	64	11,200																				
5	0351	CARPORT MT	1 100	36	18	648.00	SF	10.00	10.00	100	2024	2020		90	5,832																				
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	3.09	AC		1.00	1.00	1.00	18,000.00	18,000.00	55,620																		
REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.09 Total Land Value: 55,620 Market: 0 Agricultural: 0 Common: 55,620 PRINTED 08/06/2024 BY SYS																																			