IN OR 2723/325

DUNCKLE DANIEL GREGORY & ASHLEY ROSE
43347 LARSEN RD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

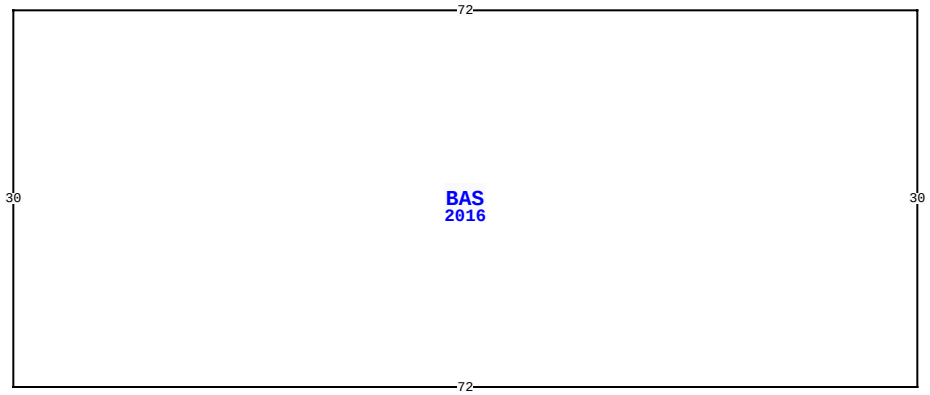
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	160,283
TOTALS	2,160		2,160	160,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	116.4000	87.30	188,568	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 2024 Heated Area: 2160 HX Base Yr



54536 HURST 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	160,283
TOTAL MARKET OB/XF VALUE	1,612
TOTAL LAND VALUE - MARKET	47,250
TOTAL MARKET VALUE	209,145
SOH/AGL Deduction	0
ASSESSED VALUE	209,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,145
TOTAL JUST VALUE	209,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165798	CO ISSUED	0	12/27/2016
MH165798	MH MOVE-ON	0	11/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2723/325	7/02/2024	SW	U	I	18	227,900
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: DUNCKLE DANIEL GREG						
2687/310	12/22/2023	WD	U	I	11	100
GRANTOR: LAKEVIEW LOAN SERVICI						
GRANTEE: THE SECRETARY OF VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W72 S30 E72 N30 $.

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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1990	1990	3	20	772	
2	0940	SHEDS/PORT	0	0	10	14	140.00	SF	30.00	30.00	100	1995	1995	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 1,612

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	0		OR	0.00	0.00	1.80	AC		1.00	1.00	0.75	35,000.00	26,250.00	47,250							

REVIEW DATE 10/05/2022 BY KBA Total Acres: 1.80 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 08/06/2024 BY SYS