LOT 7
IN OR 2144/1129
2012 TOHO DW/MH

**GOLLOBIN DAVID M & SUSAN K**
43813 FREEDOM DR
CALLAHAN, FL 32011

**2024**

**16-1N-25-2910-0007-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| 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 | 06 | Quality Level 06 |

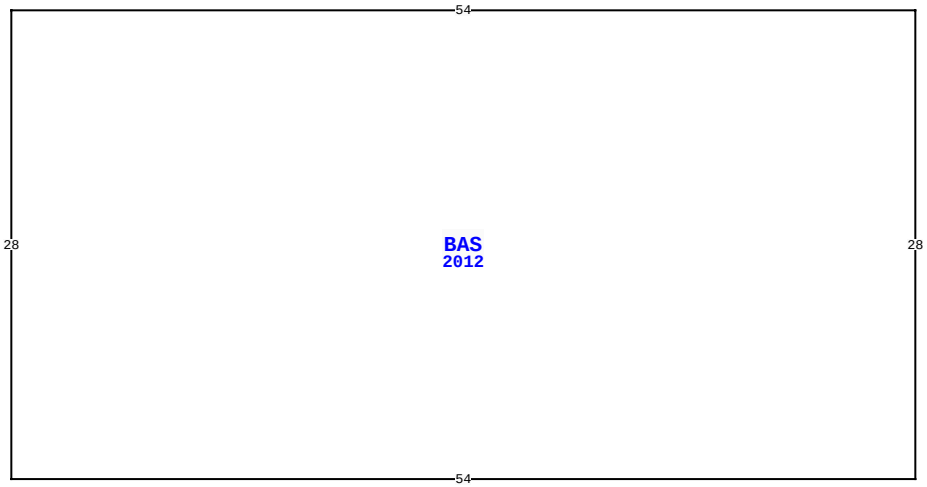
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,512 | 100 | 1,512 | 137,278 |
| TOTALS | 1,512 | | 1,512 | 137,278 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,512 | 151.3200 | 113.49 | 171,597 | 2012 | 2015 | 0 | 0 | 0 | 20.00 | 80.00 |

2 M/H 94+ – 100% - 2018 Heated Area: 1512 HX Base Yr 2018




43813 FREEDOM DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 137,278 |
| TOTAL MARKET OB/XF VALUE | | 3,326 |
| TOTAL LAND VALUE - MARKET | | 127,040 |
| TOTAL MARKET VALUE | | 267,644 |
| SOH/AGL Deduction | | 116,301 |
| ASSESSED VALUE | | 151,343 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 101,343 |
| TOTAL JUST VALUE | | 267,644 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 256,778 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5393 | CO ISSUED | 0 | 03/16/2012 |
| 8555 | MH MOVE-ON | 39,000 | 05/29/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2144/1129 | 8/29/2017 | WD | Q | I | 01 | 160,000 |
| GRANTOR: LUNDY CARL E & KATHY | | | | | | |
| GRANTEE: GOLLOBIN DAVID M & | | | | | | |
| 0972/1699 | 2/28/2001 | WD | U | I | 07 | 100 |
| GRANTOR: CONSTANDE JAMES A | | | | | | |
| GRANTEE: LUNDY CARL E & KATH | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2012] W54 S28 E54 N28 $ .

### 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 | 0350 | CARPORT WD | 0 | 100 | 20 | 10 | 200.00 | SF | 9.75 | 9.75 | 100 | 1993 | 1993 | 3 | 20 | 390 | |
| 2 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 4,194.00 | SF | 1.40 | 1.40 | 100 | 1995 | 1995 | 3 | 50 | 2,936 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,326

| 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 | 7.94 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 127,040 | | | | | | | |

REVIEW DATE 05/20/2024 BY TWA Total Acres: 7.94 Total Land Value: 127,040 Market: 0 Agricultural: 0 Common: 127,040 PRINTED 08/06/2024 BY SYS