

BLOCK 3 LOT 8
IN OR 2530/365
ESMT OR 1271/1681

HARRISON THOMAS
P O BOX 50
CALLAHAN, FL 32011

2024

16-1N-25-2912-0003-0080

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
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		8005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,782	100	1,782
BAS	255	100	255
FGR	540	55	297
FOP	60	30	18
UOP	228	25	57
TOTALS	2,865		2,409

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,409	123.2000	92.40	222,592	1999	2005	0	0	44.00	56.00

2 M/H 94+ - 0% - 2023
Heated Area: 2037
HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			124,652
TOTAL MARKET OB/XF VALUE			12,844
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			162,496
SOH/AGL Deduction			0
ASSESSED VALUE			162,496
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			162,496
TOTAL JUST VALUE			162,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996465	FOUNDATION	1,500	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/0365	1/12/2022	WD	U	I	30	155,000
GRANTOR: HARRISON THOMAS & CAR						
GRANTEE: HARRISON THOMAS C						
0922/0681	3/02/2000	WD	U	I	07	100
GRANTOR: AUCHTER GEORGE & PATT						
GRANTEE: HARRISON CARRIE & T						

EXTRA FEATURES																	
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0940	SHEDS/PORT	0	0	21	11	231.00	SF	30.00	30.00	100	2000	2000	3	20	1,386	
3	0810	CONCRETE A	0	0	19	17	323.00	SF	6.50	6.50	100	2000	2000	3	79	1,659	
4	0810	CONCRETE A	0	0	15	6	90.00	SF	6.50	6.50	100	2000	2000	3	79	462	
5	0855	CONC PAVER	0	0	0	0	289.00	SF	10.00	10.00	100	2004	2004	3	84	2,428	
6	1076	TRELLIS A	0	0	13	15	195.00	SF	7.50	7.50	100	2004	2004	3	36	527	
7	0811	CONCRETE B	0	0	0	0	796.00	SF	5.20	5.20	100	2004	2004	3	84	3,477	
TOTALS															12,844		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							