

MCMILLEN MELISSA DEEN
44407 WOODBRIDGE DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0005-0050

BUILDING CHARACTERISTICS

ELEMENTCD030808080804040201000302010000030200MOBILE HOME088005.00BAS1,5121001,512127,983

MARKET ADJUSTMENTS

TYPEDLDEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECONFNCTNORM% COND0800021,512114.000085.50129,27620232023001.0099.00

M/H 94+ - 100% - 2024Heated Area: 1512HX Base Yr 2024

BAS
2023

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE127,983TOTAL MARKET OB/XF VALUE2,352TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE180,335SOH/AGL Deduction30,739ASSESSED VALUE149,596TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE99,596TOTAL JUST VALUE180,335NCON VALUE127,983INCOME VALUEPREVIOUS YEAR MKT VALUE64,352

RP: 12863979 + 12863980 _ 2023 CHAMPION (2024)

VIN: FL26100PHB204027(A/B) __ TITLE: 150556326 + 1

7/2023KW: MISC ALUMN STRGS + PL SHED = NV

PERMIT NUMDESCRIPTIONAMTISSUEDC23-1161MH MOVE ON05/03/202301/26/2023

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE2649/19936/26/2023QC U V 11100

GRANTOR: DEEN JOSEPH A & BEVER

GRANTEE:MCMILLEN MELISSA DE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10] E56 S27 W56 N27 \$.

LAND DESCRIPTION

LNUSE CODECLSBLD USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLTDTPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES100ORD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

EXTRA FEATURES

OB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10510GARAGE WD-01001621336.00SF35.0035.0010020231979202,352

LAND DESCRIPTION

TOTAL OB/XF2,352

REVIEW DATE08/17/2023BYKWTot Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/06/2024 BY SYS