IN OR 747/826
ESMT IN OR 2674-1666

THOMAS DEBORAH SCOTT
45053 RAINY LANE
CALLAHAN, FL 32011

2024

16-2N-25-0000-0005-0020

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

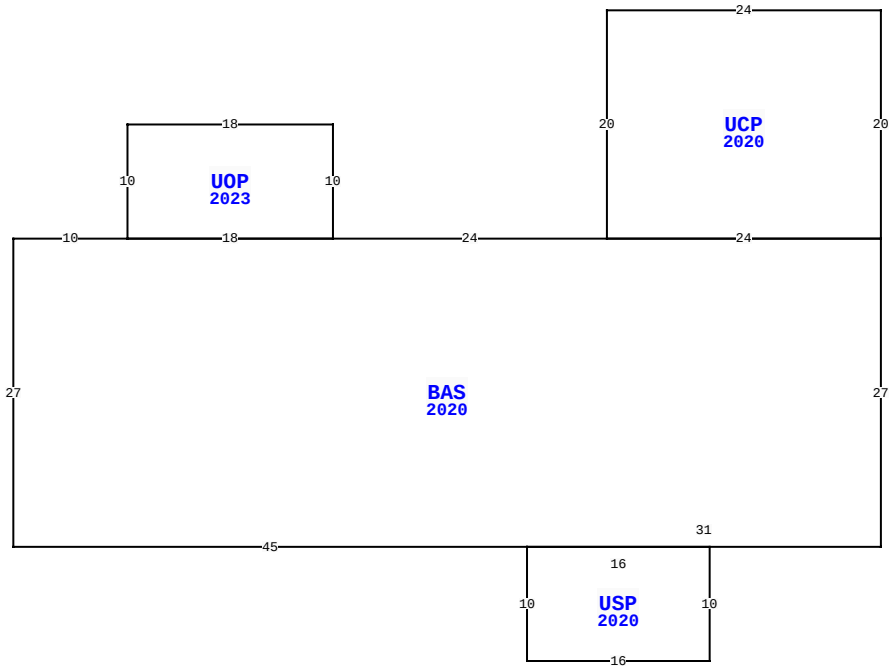
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	81,555
UCP	480	20	96	3,815
UOP	180	25	45	1,788
USP	160	50	80	3,180
TOTALS	2,872		2,273	90,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,273	115.2000	86.40	196,387	1995	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



45053 RAINY LN, 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	90,338
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	125,338
SOH/AGL Deduction	10,597
ASSESSED VALUE	114,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,741
TOTAL JUST VALUE	125,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,697

7/2023KW: MISC ALUMN CRPT/STRGS = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0747/0826	12/29/1995	QC	U	V	01	100

GRANTOR: WALKER DORIS J
GRANTEE: SCOTT DEBORAH W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-24,20] W24 W18 W10 S27 E45 E31 N27 W24 $
UCP=[YR=2020;ORIG=0,0] W24 S20 E24 N20 $
UOP=[YR=2023;ORIG=-66,20] E18 N10 W18 S10 $
USP=[YR=2020;ORIG=-31,47] S10 E16 N10 W16 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/20/2023 BY KWX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS