

PT OF GOVT LOT 1 (6-1 & 24-3)  
 OR 674/545 & OR 1886/118 &  
 OR 1974/1193

COOPER JOANN L/E/  
 45216 ROBERTS RD  
 CALLAHAN, FL 32011

2024

19-2N-25-0000-0006-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	784	100	784
USP	96	50	48
USP	136	50	68
TOTALS	1,016		900

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	900	103.6000	72.52	65,268	1990	1995	0	0	0	70.00	30.00													
1 M/H 93- - 0% - 0 Heated Area: 784 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		19,580	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		66,850	
TOTAL MARKET VALUE		86,430	
SOH/AGL Deduction		27,484	
ASSESSED VALUE		58,946	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		58,946	
TOTAL JUST VALUE		86,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8895	MH MOVE-ON	10,000	05/12/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/1193	4/06/2015	QC	U	I	11	100
GRANTOR: HAMPTON KEVA ET AL						
GRANTEE: HAMPTON KEVA ET AL						
1974/1190	3/17/2014	QC	U	I	11	100
GRANTOR: WHITE JO ANN A/K/A JO						
GRANTEE: HAMPTON KEVA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W38 USP=[YR=2014] N8 W17 S8 E17\$ W18 S14 E31 USP=[YR=2014] S8 E12 N8 W12\$ E25 N14\$.

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

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.77	AC		1.00	1.00	1.00	35,000.00	35,000.00	61,950							
2	000102	C	SFR/MH	0	0005	OR	0.00	0.00	0.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	4,900							