PT SE1/4 OF SW1/4
SEC 19-2N-25E IN OR 2579/1229
(EX PT IN OR 2579/1226)

KOEHLER COLLEEN
45317 MORGAN CIR
CALLAHAN, FL 32011

**2024**

**19-2N-25-0000-0053-0000**

## 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 | 13 | LVT/LAMNT 100 |
| 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 | 04 | Quality Level 04 |

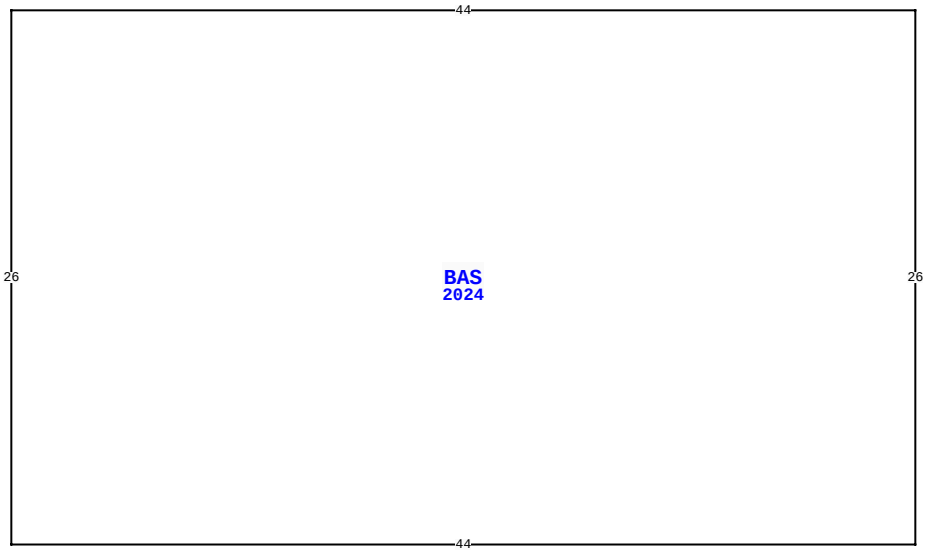
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,144 | 100 | 1,144 | 108,386 |
| TOTALS | 1,144 | | 1,144 | 108,386 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,144 | 127.6000 | 95.70 | 109,481 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

2 M/H 94+ – 0% - 2024 Heated Area: 1144 HX Base Yr




45317 MORGAN CIR, 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 | 108,386 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 42,000 |
| TOTAL MARKET VALUE | 150,386 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 150,386 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 150,386 |
| TOTAL JUST VALUE | 150,386 |
| NCON VALUE | 108,386 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 54,000 |

DW/MH ID: LOHGA10022179(A/B) _ RP: 12859197 & 1285

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22013055 | CO ISSUED | 0 | 01/30/2023 |
| 22013055 | MH MOVE-ON | 0 | 08/25/2022 |
| 21015638 | DEMOLITION | 4,000 | 11/10/2021 |
| 6188 | XFOB | 1,904 | 01/02/1990 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2579/1229 | 7/14/2022 | WD | Q | V | 01 | 70,000 |
| GRANTOR: FIRST COAST INC | | | | | | |
| GRANTEE: KOEHLER COLLEEN | | | | | | |
| 2579/1226 | 7/14/2022 | QC | U | V | 11 | 100 |
| GRANTOR: FIRST COAST INC | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-30,-10] E44 S26 W44 N26 $
.

### 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 | 1.20 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 42,000 | | | | | | | |

REVIEW DATE 07/20/2023 BY KW Total Acres: 1.20 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS