IN OR 2273/1865
EX FPL R/W OR 281/526

GREEN SHAMOI & FALON TAREVA
45267 WHITFIELD RD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0099-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	03	Quality Level 03

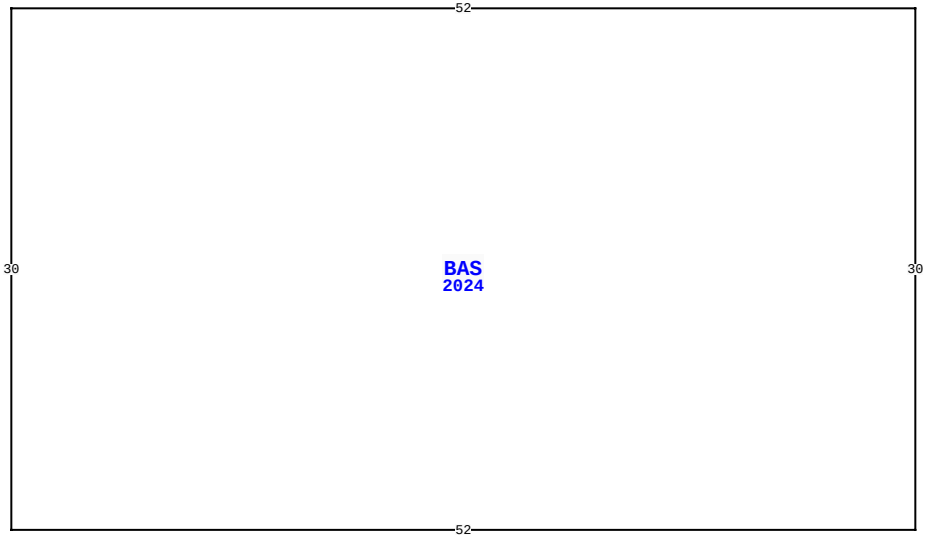
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	129,823
TOTALS	1,560		1,560	129,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.8000	87.60	136,656	2019	2019	0	0	0	5.00	95.00

1 M/H 94+ – 0% - 2024 Heated Area: 1560 HX Base Yr



45267 WHITFIELD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	129,823
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	147,323
SOH/AGL Deduction	3,878
ASSESSED VALUE	143,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,445
TOTAL JUST VALUE	147,323
NCON VALUE	117,823
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,500

PRCL:0:7: LIVE OAK 30X52 3/2 VINYL SIDING/SHINGLE
PRCL:0:2: DW/MH/ID:LOHGA31970872(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005661	CO ISSUED	0	07/02/2019
R981134	REPAIR/RRF	2,700	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2273/1865	5/10/2019	WD	U	I	11	100
GRANTOR: GREEN SHAMOI LETAYE &						
GRANTEE: GREEN SHAMOI LETAYE						
2259/1504	3/06/2019	QC	U	I	11	100
GRANTOR: MITCHELL BARBARA						
GRANTEE: GREEN SHAMOI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E52 S30 W52 N30 $
.

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 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 02/12/2024 BY KW Total Acres: 0.50 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 08/06/2024 BY SYS