PT OF W1/2 OF NW1/4 OF SE1/4
IN OR 1890/827
1984 SANT DW/MH

MELTON CHAD
431 HOLIDAY HILL CIR W
JACKSONVILLE, FL 32216

2024

19-2N-25-0000-0102-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

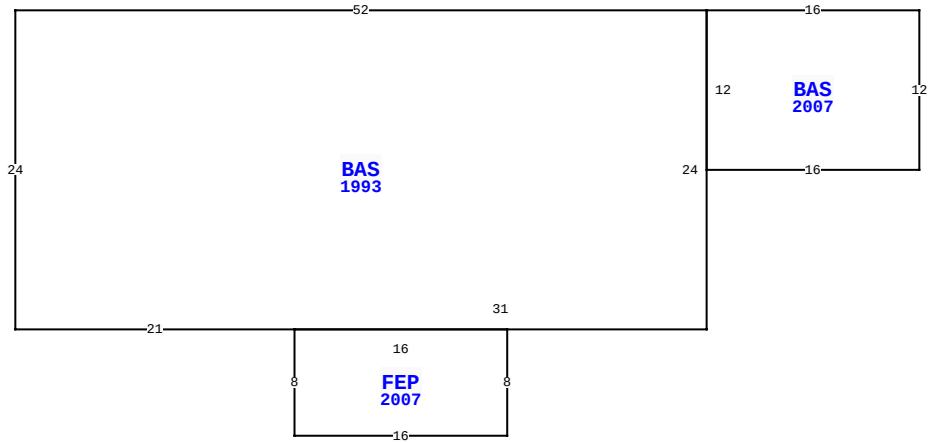
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,248	100	1,248	32,393
BAS	192	100	192	4,984
FEP	128	85	109	2,829
TOTALS	1,568		1,549	40,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,549	123.6000	86.52	134,019	1984	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1549 HX Base Yr



45243 WHITFIELD RD, 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	40,206
TOTAL MARKET OB/XF VALUE	2,236
TOTAL LAND VALUE - MARKET	18,550
TOTAL MARKET VALUE	60,992
SOH/AGL Deduction	20,405
ASSESSED VALUE	40,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,587
TOTAL JUST VALUE	60,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,381

OWNERS OWNS ADJCNT PRCLS: 0102-0010 + 0102-0050

BLDG:1:1: D/W MH #KH52D3CK166OGA(A/B)

PRCL:0:1: DECK NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/0827	11/14/2013	QC	U	I	11	100
GRANTOR: JONES MARY						
GRANTEE: MELTON CHAD						
0676/0422	3/02/1993	QC	U	V	01	100
GRANTOR: JONES SHIRLEY						
GRANTEE: JONES MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 BAS=[YR=1993] W52 S24 E21 FEP=[YR=2007] S8 E16 N8 W16$ E31 N24$ S12 E16 N12$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0812	CONCRETE C	0	0	0	0	84.00	SF	4.00	4.00	100	2002	2002	3	82	276	

LAND DESCRIPTION

TOTAL OB/XF 2,236

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	0006	OR	0.00	0.00	0.53	AC		1.00	1.00	1.00	35,000.00	35,000.00	18,550							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.53 Total Land Value: 18,550 Market: 0 Agricultural: 0 Common: 18,550 PRINTED 08/06/2024 BY SYS