IN OR 2625/167
UTIL ESMT IN OR 2324/1096
ESMT IN OR 2324/1096

KOLB LUCY FAYE
45070 WORDLAW CIR
CALLAHAN, FL 32011

2024

19-2N-25-0000-0121-0000

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 70
Interior Floo	13	LVT/LAMNT 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	05	Quality Level 05

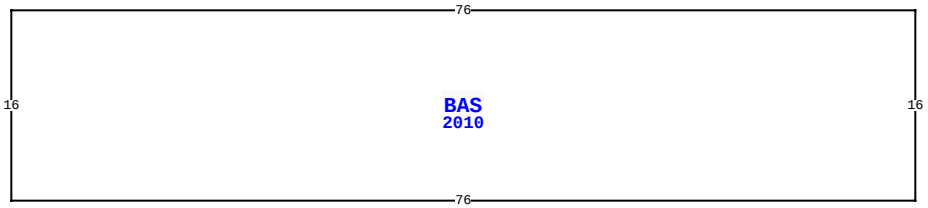
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	91,833
TOTALS	1,216		1,216	91,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	148.0800	111.06	135,049	1999	2011	0	0	0	32.00	68.00

2 M/H 94+ – 0% - 2024 Heated Area: 1216 HX Base Yr



45070 WORDLAW CIR, 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	91,833
TOTAL MARKET OB/XF VALUE	4,424
TOTAL LAND VALUE - MARKET	17,850
TOTAL MARKET VALUE	114,107
SOH/AGL Deduction	0
ASSESSED VALUE	114,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,107
TOTAL JUST VALUE	114,107
NCON VALUE	48,463
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25464	ADDITION	3,247	01/01/2012
MH5311	CO ISSUED	0	12/06/2010
P14508	NEW CONSTR	0	11/01/2010
E23015	NEW CONSTR	0	10/01/2010
M15705	H/AC	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0167	3/10/2023	WD	Q	I	01	137,900
GRANTOR: 45070 WORDLAW CIR LAN						
GRANTEE: KOLB LUCY FAYE						
2326/0738	12/16/2019	WD	U	I	37	30,000
GRANTOR: SIMMONS HARRY LEE JR						
GRANTEE: 45070 WORDLAW CIR L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S16 E76 N16$.

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	1242	WD DECK A	0	0	0	0	168.00	SF	10.00	10.00	100	2012	2012	3	55	924	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 4,424

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	0.51	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,850							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.51 Total Land Value: 17,850 Market: 0 Agricultural: 0 Common: 17,850 PRINTED 08/06/2024 BY SYS