IN OR 2487/1051
2005 CHNC DW/MH

PETTY DENNIS W
43297 THOMAS CREEK RD
CALLAHAN, FL 32011

2024

20-1N-24-0000-0002-0050

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

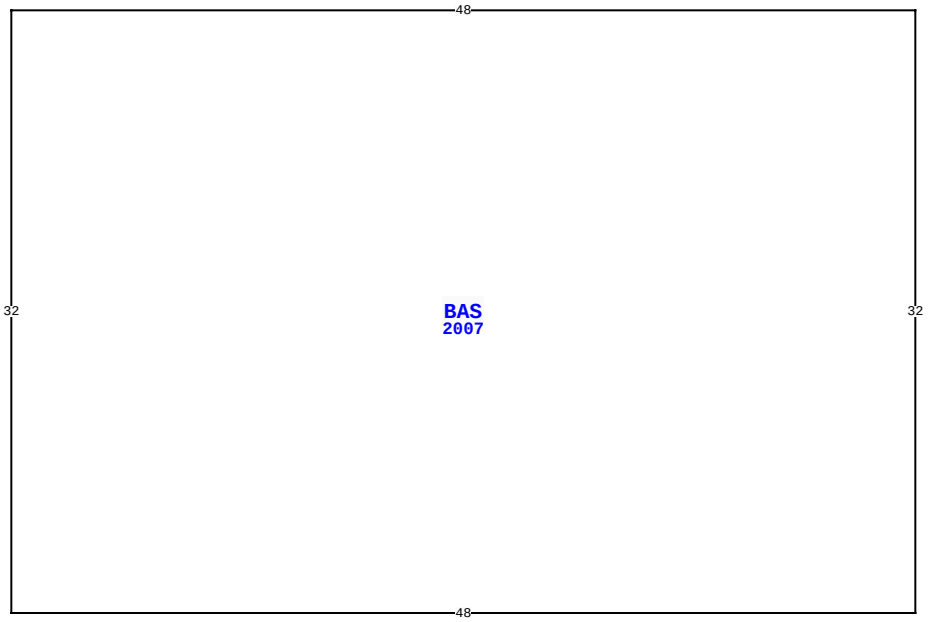
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	97,456
TOTALS	1,536		1,536	97,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	151.0600	113.30	174,029	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1536 HX Base Yr



33262 CONLEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	97,456
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	192,456
SOH/AGL Deduction	12,763
ASSESSED VALUE	179,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,693
TOTAL JUST VALUE	192,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514899	ELEC OTHER	0	05/01/2005
P0509436	OTHER	0	05/01/2005
M09662	OTHER	0	04/01/2005
MH4596	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/1051	8/10/2021	QC	U	I	11	60,000
GRANTOR: KELLY JOHN PAUL						
GRANTEE: PETTY DENNIS W						
2079/0768	10/24/2016	WD	U	I	37	64,000
GRANTOR: BLACK CREEK CUSTOM HO						
GRANTEE: KELLY JOHN PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 S32 E48 N32 $.

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 01/31/2019 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS