IN OR 2690/957

ROBINSON CASEY MARIE
543015 US HWY 1
CALLAHAN, FL 32011

2024

20-2N-25-0000-0006-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

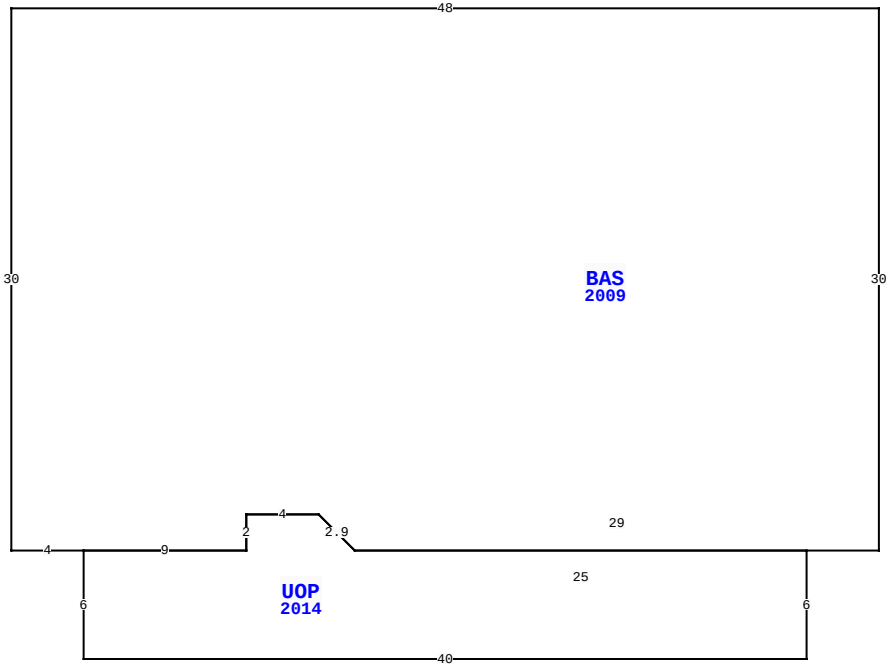
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	1,430	140,097
UOP	250	20	50	4,899
TOTALS	1,680		1,480	144,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,480	134.6650	101.00	149,480	2005	2020	0	0	0	3.00	97.00

2 M/H 94+ – 0% - 0 Heated Area: 1430 HX Base Yr



543015 US HWY 1, 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	144,996
TOTAL MARKET OB/XF VALUE	1,267
TOTAL LAND VALUE - MARKET	16,188
TOTAL MARKET VALUE	162,451
SOH/AGL Deduction	9,137
ASSESSED VALUE	153,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,314
TOTAL JUST VALUE	162,451
NCON VALUE	28,064
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509136	MECH OTHER	0	02/01/2005
MH4496	MH MOVE-ON	0	12/03/2004
P0408754	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/957	1/22/2024	WD	Q	I	01	220,000
GRANTOR: SENTERFITT TREVOR A &						
GRANTEE: ROBINSON CASEY MARI						
2333/1048	1/15/2020	WD	Q	I	01	132,000
GRANTOR: LEWIS THEATRA						
GRANTEE: SENTERFITT TREVOR A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W48 S30 E4 UOP=[YR=2014] S6 E40 N6 W25 U2 L2 W4 S2 W9$ E9 N2 E4 R2 D2 E29 N30$.

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	0940	SHEDS/PORT	0	0	12	20	240.00	SF	13.20	13.20	100	2009	2009	3	40	1,267	

LAND DESCRIPTION

TOTAL OB/XF 1,267

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	0004	OR	0.00	0.00	0.37	AC		1.00	1.00	1.25	35,000.00	43,750.00	16,188							

REVIEW DATE 06/11/2020 BY KBA Total Acres: 0.37 Total Land Value: 16,188 Market: 0 Agricultural: 0 Common: 16,188 PRINTED 08/06/2024 BY SYS