E1/2 OF LOT 1323
2012 CHAMPION DW/MH
IN OR 1700/1996

ANDERSON STEVEN C & KATHERINE F
33573 WYATT TRAIL
CALLAHAN, FL 32011

2024

23-1N-24-2180-1323-0010

NASSAU COUNTY PROPERTY

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	0	0 100
Units		0 100
Quality	05	Quality Level 05

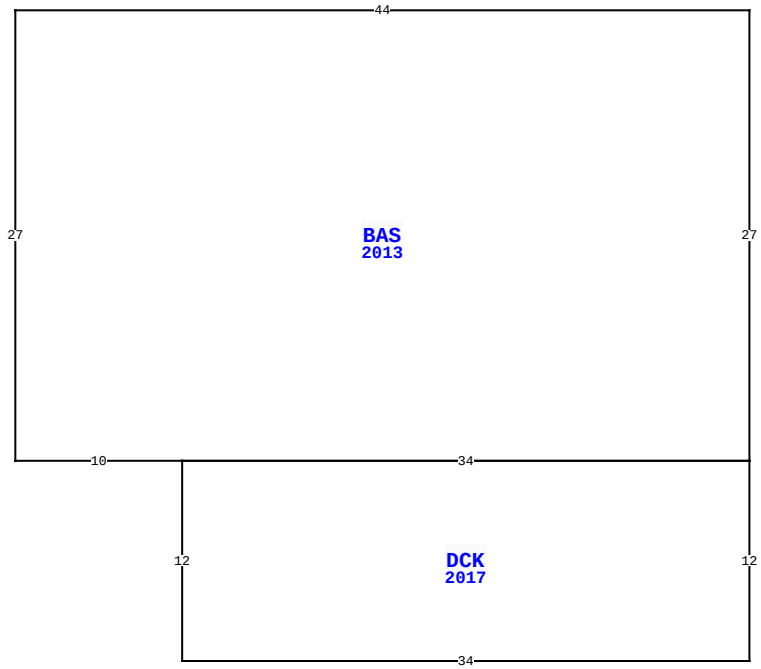
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	87,418
DCK	408	15	61	4,488
TOTALS	1,596		1,249	91,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,249	140.1600	105.12	131,295	2012	2012	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2018 Heated Area: 1188 HX Base Yr 2018



33573 WYATT TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		91,906
TOTAL MARKET OB/XF VALUE		8,550
TOTAL LAND VALUE - MARKET		47,500
TOTAL MARKET VALUE		147,956
SOH/AGL Deduction		57,801
ASSESSED VALUE		90,155
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,155
TOTAL JUST VALUE		147,956
NCON VALUE		8,550
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5490	CO ISSUED	0	09/11/2013
MHU5490	MH MOVE-ON	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1700/1996	9/24/2010	WD	U	V	30	100

GRANTOR: ANDERSON TOMMY G & RI

GRANTEE: ANDERSON STEVEN C &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W44 S27 E10 DCK=[YR=2017] S12 E34 N12 W34$ E34 N27$.

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	0680	POLE SHED	0	100	30	30	900.00	SF	10.00	10.00	100	2024	2021		95	8,550	

LAND DESCRIPTION

TOTAL OB/XF 8,550

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	0.50	19,000.00	9,500.00	47,500							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 5.00 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 08/06/2024 BY SYS