LOT 4
IN OR 1749/106
BROOK BLAIR EST PB 5/390

PRESCOTT JOHNNY A & MELISSA K
43155 BLAIR COURT
CALLAHAN, FL 32011

2024

24-1N-24-0150-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

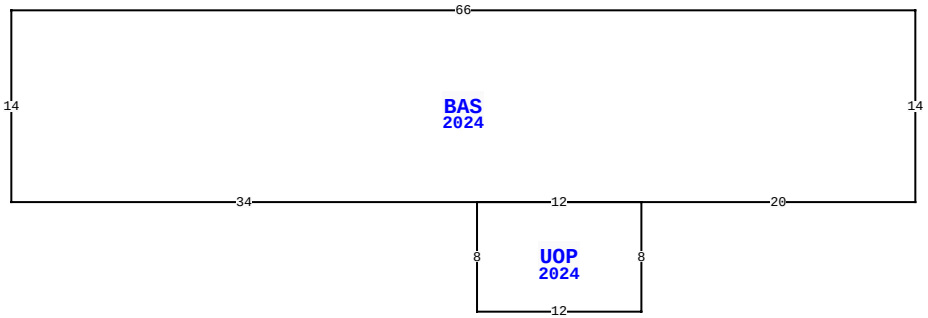
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	22,539
UOP	96	25	24	585
TOTALS	1,020		948	23,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	948	116.1600	81.31	77,082	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 924 HX Base Yr



43123 BLAIR CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,125
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,200
TOTAL MARKET VALUE	60,325
SOH/AGL Deduction	8,172
ASSESSED VALUE	52,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,153
TOTAL JUST VALUE	60,325
NCON VALUE	23,125
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95801	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/0106	7/25/2011	WD	Q	I	03	30,000

GRANTOR: HIGGINBOTHAM MARVIN &
GRANTEE: PRESCOTT JOHNNY A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] S14 E34 E12 E20 N14 W66 $
UOP=[YR=2024;ORIG=64,24] E12 S8 W12 N8 $
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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		OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,200							

REVIEW DATE 12/13/2023 BY WWA Total Acres: 1.24 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 08/06/2024 BY SYS