

LOT 5
IN OR 2067/812
BROOK BLAIR EST PB 5/390

SULLIVAN WILLIAM D & BILLIE J
43087 BLAIR CT
CALLAHAN, FL 32011

2024

24-1N-24-0150-0005-0000



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	03	Quality Level 03
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	1,456	100	1,456	108,414
UCP	288	20	58	4,319
UCP	192	20	38	2,830
UOP	288	25	72	5,361
TOTALS	2,224		1,624	120,923

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
1	1242	WD DECK A	0 100	7	18	126.00	SF	10.00	10.00	100	1998	1998	3
2	0803	ASPHALT C	0 100	0	0	1,924.00	SF	2.00	2.00	100	2019	2019	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.26	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,624	116.8000	87.60	142,262	2016	2016	0	0	0	15.00	85.00	
1 M/H 94+ - 100% - 2017 Heated Area: 1456 HX Base Yr 2017													
43087 BLAIR CT, CALLAHAN													
BLD DATE 04/07/2009 DJ LGL DATE 06/13/2023 MLU													
XF DATE INC DATE													
AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		137,521	
TOTAL MARKET OB/XF VALUE		3,484	
TOTAL LAND VALUE - MARKET		37,800	
TOTAL MARKET VALUE		178,805	
SOH/AGL Deduction		50,636	
ASSESSED VALUE		128,169	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		78,169	
TOTAL JUST VALUE		178,805	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011856	GARAGE	40,572	11/13/2019
MH165749	MH MOVE-ON	0	07/29/2016
MH165749	CO ISSUED	0	07/18/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2067/0812	8/23/2016	WD	Q	V	01	30,000	
GRANTOR: GILES SANDRA HIGGINBO							
GRANTEE: SULLIVAN WILLIAM DW							
1454/1523	10/26/2006	WD	U	I	01	100	
GRANTOR: HIGGINBOTHAM MARVIN &							
GRANTEE: GILES SANDRA HIGGIN							

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2016] W24 UCP=[YR=2016] N18 UCP=[YR=2020] N12 W16 S12 UOP=[YR=2020] W16 S18 E16 N18\$ E16\$ W16 S18 E16\$ W32 S26 E56 N26\$.													

SULLIVAN WILLIAM D & BILLIE J
43087 BLAIR CT
CALLAHAN, FL 32011

24-1N-24-0150-0005-0000

[illegible]