

**HOMANN JANET L**  
43148 BLAIR CT  
CALLAHAN, FL 32011

# 2024



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall25MOD METAL 100

Roof Structur03GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame02WOOD FRAME 100

Stories000100

Units00100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8005.00

AREATOTALPCTTOTADJSUBAREA  
TYPEGROSSOFFBASEAREAMARKET  
VALUE

BAS92410092418,783

TOTALS92492418,783

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000005OR0.000.001.45AC1.001.001.0030,000.0030,000.0043,500

LAND DESCRIPTION

REVIEW DATE05/27/2021BYTWXTotal Acres: 1.45Total Land Value: 43,500Market: 0Agricultural: 0Common: 43,500PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

08200292496.800067.7662,6101990199500070.0030.00

M/H 93- - 100% - 2021

Heated Area: 924HX Base Yr 2021

BAS2011

BLD DATEXF DATEINC DATE

06/13/2023MLU

BLD DATEXF DATEINC DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE18,783

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET43,500

TOTAL MARKET VALUE62,283

SOH/AGL Deduction6,949

ASSESSED VALUE55,334

TOTAL EXEMPTION VALUEHX HB SX55,334

BASE TAXABLE VALUE0

TOTAL JUST VALUE62,283

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE63,848

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2421/145812/22/2020WDQ Q I I 0158,000

GRANTOR: WILLIAMS RICKY ALLEN

GRANTEE: HOMANN JANET L

2302/06113/01/2019SWQ Q I I 0137,500

GRANTOR: GILES SANDRA HIGGINBO

GRANTEE: WILLIAMS RICKY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W66 S14 E66 N14\$.