LOT 12
BROOK BLAIR EST PB 5/390

CONNORS JOSI TAYLOR/CONNORS JORDAN TYLER ET AL
43180 BLAIR CT
CALLAHAN, FL 32011

2024

24-1N-24-0150-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

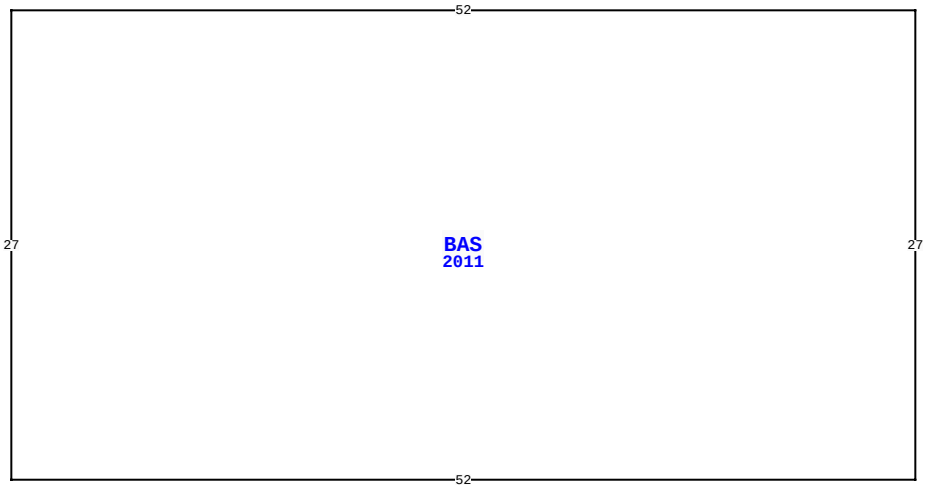
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	43,695
TOTALS	1,404		1,404	43,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	148.2000	103.74	145,651	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1404 HX Base Yr



43180 BLAIR CT, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	43,695
TOTAL MARKET OB/XF VALUE	4,082
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	90,977
SOH/AGL Deduction	0
ASSESSED VALUE	90,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,977
TOTAL JUST VALUE	90,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971809	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2569/0317	6/09/2022	MS	U	I	11	100
GRANTOR: CONNORS JOSI TAYLOR						
GRANTEE: CONNORS JOSI TAYLOR						
2569/0314	6/09/2022	QC	U	I	11	100
GRANTOR: TINDOL BOBBY C						
GRANTEE: CONNORS JOSI TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W52 S27 E52 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	0755	FSP	0	0	18	10	180.00	SF	20.00	20.00	100	1998	1998	3	20	720	
2	0940	SHEDS/PORT	0	0	9	8	72.00	SF	20.10	20.10	100	2001	2001	3	20	289	
3	0473	VF 3 RAIL	0	0	0	0	42.00	LF	7.50	7.50	100	2004	2004	3	64	202	
4	0940	SHEDS/PORT	0	0	8	16	128.00	SF	21.30	21.30	100	2008	2008	3	35	954	
5	0752	USP	0	0	18	10	180.00	SF	15.00	15.00	100	2013	2013	3	71	1,917	

LAND DESCRIPTION

TOTAL OB/XF 4,082

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	0005	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.44 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 08/06/2024 BY SYS