PT OF LOT 13
IN OR 2458/508
BROOK BLAIR EST PB 5/390

MORRIS CYNTHIA/MORRIS RONALD ET AL
43196 BLAIR CT
CALLAHAN, FL 32011

2024

24-1N-24-0150-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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	03	Quality Level 03

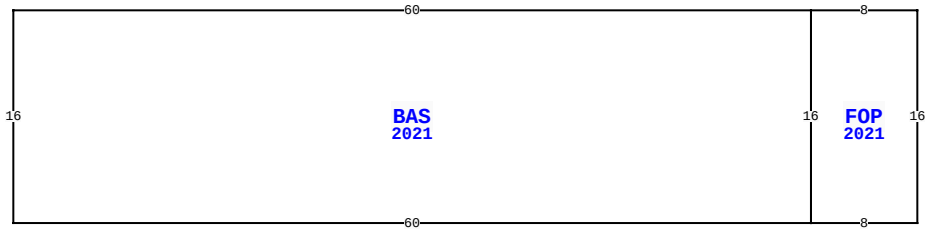
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	49,513
FOP	128	30	38	1,960
TOTALS	1,088		998	51,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	998	122.8000	92.10	91,916	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2022 Heated Area: 960 HX Base Yr 2022



43196 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		51,473
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		81,473
SOH/AGL Deduction		46,736
ASSESSED VALUE		34,737
TOTAL EXEMPTION VALUE	HX HB WX SX	34,737
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		81,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0508	4/28/2021	SW	U	V	11	100
GRANTOR: NIGHTINGALE THATCHER						
GRANTEE: MORRIS CYNTHIA & RO						
2416/0253	12/12/2020	SW	U	V	11	100
GRANTOR: MORRIS CYNTHIA ET AL						
GRANTEE: NIGHTINGALE THATCHE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W8 BAS=[YR=2021] W60 S16 E60 N16$ S16 E8 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/07/2021 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS