BLOCK 3 PT OF LOT 28
IN OR 2685/513 (EX OR 2680/1653)
SEC 30-1N-25

SMITH WILLIAM MICHAEL & DEBORAH MCARTHUR
43013 LARSEN ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0282

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

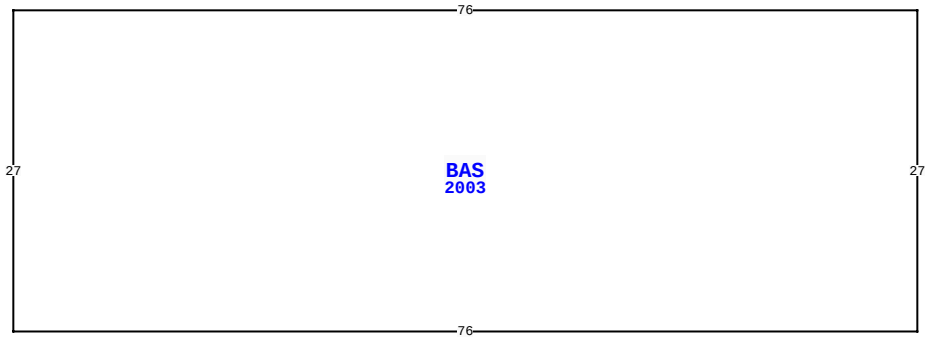
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	158,185
TOTALS	2,052		2,052	158,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.4800	96.36	197,731	2003	2015	0	0	0	20.00	80.00

2 M/H 94+ – 100% - 2024 Heated Area: 2052 HX Base Yr 2024



43013 LARSEN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		158,185
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		193,185
SOH/AGL Deduction		74,144
ASSESSED VALUE		119,041
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		64,041
TOTAL JUST VALUE		193,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044312	MH MOVE-ON	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/513	12/15/2023	SW	Q	I	01	260,000
GRANTOR: 43013 LARSEN LAND TRU						
GRANTEE: SMITH WILLIAM MICHA						
2624/1952	3/02/2023	CT	U	I	18	140,000
GRANTOR: CLERK OF COURT						
GRANTEE: 43013 LARSEN LAND T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S27 E76 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

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/13/2023 BY WW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS