

BLOCK 4 PT OF LOT 4
IN OR 2153/1129
2001 MERT-DW

PIKUNAS MARIANNE S
43002 GLADE HILL RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0044



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,715	100	1,715	112,540
UOP	240	25	60	3,937
TOTALS	1,955		1,775	116,477

TOTALS		27,860	1,775		110,471		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0510	GARAGE WD -	0	100	30	24	
2	0351	CARPORT MT	0	100	30	10	
3	0351	CARPORT MT	0	100	24	10	
4	1242	WD DECK A	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	1,775	141.1200	105.84	187,866	2001	2008	0	0	0	38.00	62.00		
1 M/H 94+ - 100% - 2019 Heated Area: 1715 HX Base Yr 2019														
UOP 2019 BAS 2001														
43002 GLADE HILL RD, CALLAHAN														
BLD DATE XF DATE INC DATE														
LGL DATE LAND DATE AG DATE														
06/13/2023 MLU														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														6
VALUATION BY														STANDARD
Tax Group: 6														Tax Dist:
BUILDING MARKET VALUE														116,477
TOTAL MARKET OB/XF VALUE														11,454
TOTAL LAND VALUE - MARKET														32,100
TOTAL MARKET VALUE														160,031
SOH/AGL Deduction														51,155
ASSESSED VALUE														108,876
TOTAL EXEMPTION VALUE														50,000
BASE TAXABLE VALUE														58,876
TOTAL JUST VALUE														160,031
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														156,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2153/1129	10/19/2017	WD	Q	I	01	121,300	
GRANTOR: MILAM LADELL R II & L							
GRANTEE: PIKUNAS MARIANNE S							
2153/1126	10/16/2017	WD	U	I	11	100	
GRANTOR: GRAHAM SHARI T							
GRANTEE: MILAM LADELL R II &							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2001] W32 UOP=[YR=2019] N12 W20 S12 E20\$ W32 S27 E36 N1 E13 S1 E15 N27\$.														