BLOCK 4 PT OF LOT 7
IN OR 2018/127
SEC 19-1N-25

MORRIS MICHAEL L
43196 MORRIS DR
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0074

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	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

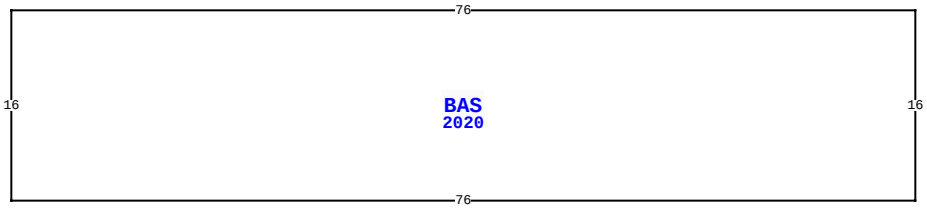
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	103,326
TOTALS	1,216		1,216	103,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.8000	87.60	106,522	2020	2020	0	0	0	3.00	97.00

3 M/H 94+ – 100% - 2016 Heated Area: 1216 HX Base Yr 2016



43196 MORRIS DR, CALLAHAN

BLD DATE	10/10/2013 KK	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		103,326
TOTAL MARKET OB/XF VALUE		8,762
TOTAL LAND VALUE - MARKET		64,750
TOTAL MARKET VALUE		176,838
SOH/AGL Deduction		46,485
ASSESSED VALUE		130,353
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,353
TOTAL JUST VALUE		176,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003527	CO ISSUED	0	04/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2018/0127	11/03/2015	WD	U	I	11	100
GRANTOR: MORRIS LAMAR D & HARR						
GRANTEE: MORRIS MICHAEL L						
2013/1914	11/03/2015	WD	U	I	98	37,500
GRANTOR: MORRIS LAMAR D & HARR						
GRANTEE: MORRIS MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W76 S16 E76 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
1	0510	GARAGE WD-	0	100	16	22	352.00	SF	24.85	24.85	100	1986	1986	3	20	1,749	
2	0681	POLE SHED	0	100	16	16	320.00	SF	11.25	11.25	100	1996	1996	3	24	864	
3	0810	CONCRETE A	0	100	18	11	198.00	SF	6.50	6.50	100	1998	1998	3	75	965	
4	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2019	2019	3	90	5,184	

LAND DESCRIPTION

TOTAL OB/XF 8,762

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	0005	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	64,750							

REVIEW DATE 12/04/2020 BY TW Total Acres: 1.85 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 08/06/2024 BY SYS