BLOCK 4 PT OF LOT 15 (S-2)
IN OR 2226/1688
R433738 & R433739

JOHNSON MELISSA
43377 LARSEN RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0152

NASSAU COUNTY PROPERTY

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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

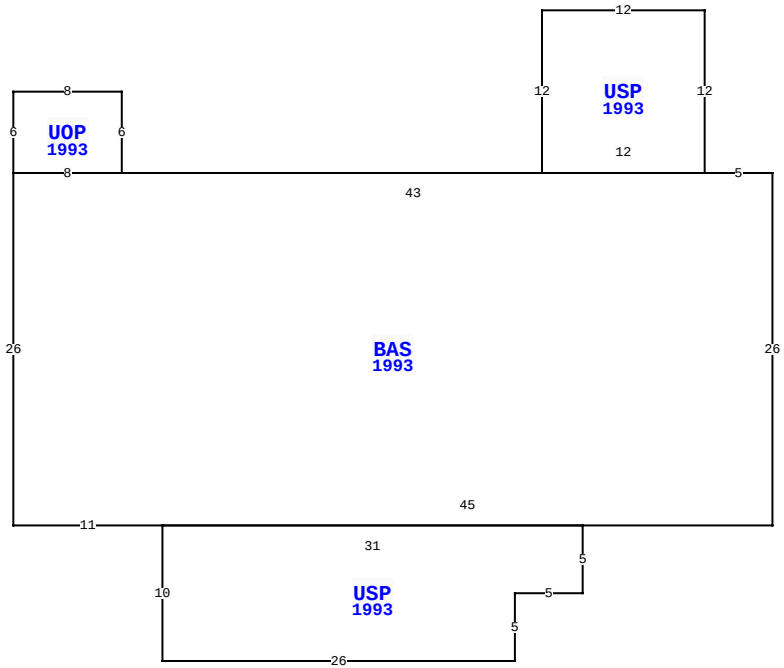
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	35,957
UOP	48	25	12	296
USP	144	50	72	1,778
USP	285	50	142	3,507
TOTALS	1,933		1,682	41,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,682	117.6000	82.32	138,462	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1456 HX Base Yr 2022



43377 LARSEN RD, 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		41,539
TOTAL MARKET OB/XF VALUE		3,962
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		75,501
SOH/AGL Deduction		15,390
ASSESSED VALUE		60,111
TOTAL EXEMPTION VALUE	HX HB	35,111
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/1688	9/28/2018	QC	U	I	11	17,000
GRANTOR: BUDZEAK ALAN						
GRANTEE: JOHNSON MELISSA						
1816/1684	8/28/2012	QC	U	I	11	100
GRANTOR: BUDZEAK TRACY						
GRANTEE: BUDZEAK ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 USP=[YR=1993] N12 W12 S12 E12$ W43
UOP=[YR=1993] N6 W8 S6 E8$ W8 S26 E11 USP=[YR=1993] S10 E26
N5 E5 N5 W31$ E45 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0350	CARPORT WD	0	100	20	19	380.00	SF	13.00	13.00	100	1988	1988	3	20	988	
3	0820	WOOD WALK	0	100	0	0	186.00	SF	11.75	11.75	100	1987	1987	3	40	874	

LAND DESCRIPTION

TOTAL OB/XF 3,962

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/08/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS