

PATTERSON RAMANDA D
43351 LARSEN ROAD
CALLAHAN, FL 32011

24-1N-24-0750-0004-0153

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
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	938	100	938	36,909
UOP	42	25	10	393
USP	160	50	80	3,148
TOTALS	1,140		1,028	40,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,028	122.2000	85.54	87,935	1985	2000	0	0	54.00	46.00

1 M/H 93- - 100% - 2009
Heated Area: 938
HX Base Yr 2009

Diagram showing building footprint with dimensions and area labels:
Main rectangle: 32' x 14'
Inset rectangle: 6' x 6' (labeled UOP 1993)
Large central rectangle: 35' x 28' (labeled BAS 1993)
Bottom right rectangle: 20' x 8' (labeled USP 1993)

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,450
TOTAL MARKET OB/XF VALUE	1,897
TOTAL LAND VALUE - MARKET	30,300
TOTAL MARKET VALUE	72,647
SOH/AGL Deduction	37,527
ASSESSED VALUE	35,120
TOTAL EXEMPTION VALUE	HX HB WX 30,000
BASE TAXABLE VALUE	5,120
TOTAL JUST VALUE	72,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,456

PERMIT NUM DESCRIPTION AMT ISSUED

E0311509	MH MOVE-ON	0	01/07/2003
MH971856	MH MOVE-ON	0	08/01/1997
B951728	ADDITION	5,100	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1546	4/07/2008	WD	Q	I		75,000

GRANTOR: STEVENSON ELVA S

GRANTEE: PATTERSON JAMES S &

1495/0025	4/26/2007	QC	U	I	06	100
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GRANTOR: BURKE JOHN-PAUL & RHO

GRANTEE: STEVENSON ELVA S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 UOP=[YR=1993] N7 W6 S7 E6\$ W32 S14 E39
USP=[YR=1993] S8 E20 N8 W20\$ E28 N14\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

TOTAL OB/XF

1,897

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS