

WRIGHT DAVID R
43060 CHEROKEE TRL
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0166

BUILDING CHARACTERISTICS

CNSTRUC

ELEMENTCD

25MOD METAL 100

03GABLE/HIP 100

Roof Structur

01MINIMUM 100

04PLYWOOD 100

Interior Wall

14CARPET 70

Interior Floo

08SHT VINYL 30

Interior Floo

03CENTRAL 100

Air Condition

04AIR DUCTED 100

Heating Type

Bedrooms

2100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories

00100

Units

0100

Quality

03Quality Level 03

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS92410092418,783

UOP962524488

TOTALS

1,020

948

19,271

EXTRA FEATURES

L N

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

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

1000115C SFR ACRES00007 OR0.000.001.06AC1.001.001.0030,000.0030,000.0031,800

REVIEW DATE

01/30/2019

BY

TWA

Total Acres:

1.06

Total Land Value:

31,800

Market:

0

Agricultural:

0

Common:

31,800

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDPAGE 1 of 16

08200294896.800067.7664,2361977197700070.0030.00

1 M/H 93- - 0%- 0

Heated Area: 924

HX Base Yr

Basement

BAS 2013

UOP 2013

SALES DATA

OFF RECORD NumberDATEINST Q I V I RSN CD SALE PRICE

2096/01301/24/2017QC U I I 11100

GRANTOR:WRIGHT DAVID R & RACH

GRANTEE:WRIGHT DAVID R

1925/03306/27/2014WD U I I 3715,000

GRANTOR:WILKES SHEILA D

GRANTEE:WRIGHT DAVID R & RA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W66 S14 E49 UOP=[YR=2013] S8 E12 N8 W12\$ E17 N14\$.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE19,271

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET31,800

TOTAL MARKET VALUE51,071

SOH/AGL Deduction11,808

ASSESSED VALUE39,263

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE39,263

TOTAL JUST VALUE51,071

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE49,694

PERMIT NUMDESCRIPTIONAMTISSUED

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W66 S14 E49 UOP=[YR=2013] S8 E12 N8 W12\$ E17 N14\$.

43106 BRANDON WAY, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023MLU