NW1/4 OF NW1/4 OF NE1/4 OF
SEC 24-2N-24E
IN OR 2048/233

GALTIERI THOMAS & PRISCILLA
PO BOX 1412
CALLAHAN, FL 32011

2024

24-2N-24-0000-0005-0060

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

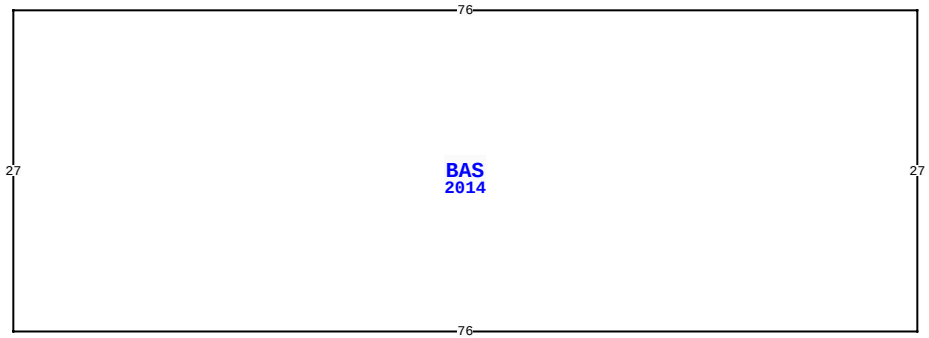
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	148,298
TOTALS	2,052		2,052	148,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.4800	96.36	197,731	2014	2014	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2015 Heated Area: 2052 HX Base Yr 2015



44097 PROMISE TRL, 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		148,298
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		71,400
TOTAL MARKET VALUE		219,698
SOH/AGL Deduction		97,567
ASSESSED VALUE		122,131
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,131
TOTAL JUST VALUE		219,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145598	CO ISSUED	0	11/25/2014
MH145598	MH MOVE-ON	0	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2048/0233	4/16/2016	QC	U	I	11	100
GRANTOR: GALTIERI VINCENT C &						
GRANTEE: GALTIERI THOMAS & P						
1931/1742	6/06/2014	QC	U	V	11	100
GRANTOR: GALTIERI VINCENT C &						
GRANTEE: GALTIERI THOMAS & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S27 E76 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	2.38	AC		1.00	1.00	1.00	30,000.00	30,000.00	71,400							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 2.38 Total Land Value: 71,400 Market: 0 Agricultural: 0 Common: 71,400 PRINTED 08/06/2024 BY SYS