

PT GOVT LOT 3 IN OR 780/673
(EX OR 1897/1320)
{R672585, R672586 & R672587}

REAVES JOHNNY JAMES III
PO BOX 961
CALLAHAN, FL 32011-0961

2024

25-2N-24-0000-0003-0070



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,128	100
FOP	20	30
TOTALS	2,148	2,134

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,134	152.3600	114.27	243,852	1996	1996	0	0	65.00	35.00
1 M/H 94+ - 100% - 1997 Heated Area: 2128 HX Base Yr 1997											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	2,128	100	2,128	85,108							
FOP	20	30	6	240							
TOTALS	2,148		2,134	85,348							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	1242	WD DECK A	0 100	22	11	242.00	SF	7.50	7.50	100	1996
3	0748	M/H FONDTN	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1996
4	0803	ASPHALT C	0 100	0	0	1,341.00	SF	1.50	1.50	100	2000

45094 CHEVY DR, CALLAHAN				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765		
242.00	SF	7.50	7.50	100	1996	1996	3	20	363		
1.00	UT	5,000.00	5,000.00	100	1996	1996	3	100	5,000		
1,341.00	SF	1.50	1.50	100	2000	2000	3	50	1,006		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0007	RSF-1	0.00	0.00	1.20	AC	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0007	RSF-1	0.00	0.00	1.20	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	85,348		
TOTAL MARKET OB/XF VALUE	9,134		
TOTAL LAND VALUE - MARKET	42,000		
TOTAL MARKET VALUE	136,482		
SOH/AGL Deduction	68,504		
ASSESSED VALUE	67,978		
TOTAL EXEMPTION VALUE	HX HB 42,978		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	136,482		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	142,205		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1897/1322	1/06/2014	QC U	I	11		100	
GRANTOR: REAVES WINIFRED L							
GRANTEE: REAVES JOHNNY JAMES							
1551/1653	2/20/2008	QC U	I	01		100	
GRANTOR: REAVES WINIFRED L							
GRANTEE: REAVES JOHNNY J III							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W68 S27 E8 S13 E24 N13 E9 FOP=[YR=2007] E5 N4 W5 S4 \$ N4 E5 S4 E22 N27 \$.											