IN OR 1494/272
2003 JACO DW/MH

LUKE RICHARD & ELIZABETH
35045 GRETCHENS WAY
CALLAHAN, FL 32011

2024

25-2N-24-0000-0009-0070

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	06	Quality Level 06

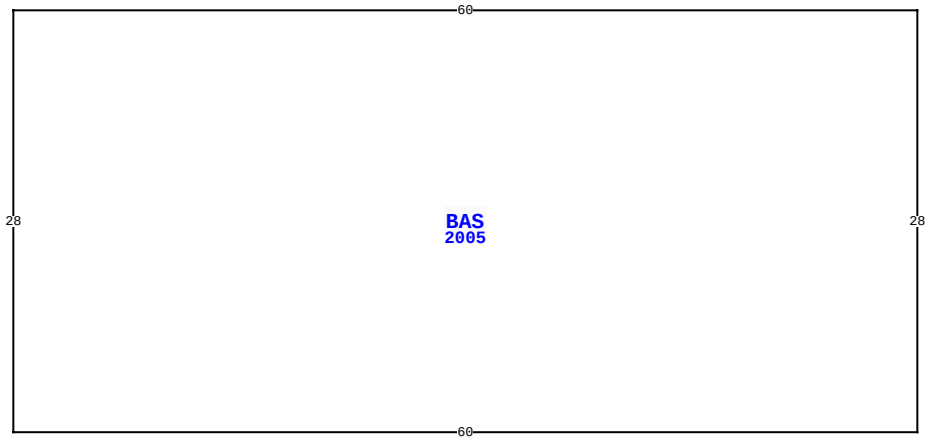
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	99,826
TOTALS	1,680		1,680	99,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	152.3600	114.27	191,974	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2008 Heated Area: 1680 HX Base Yr 2008



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,826
TOTAL MARKET OB/XF VALUE		9,205
TOTAL LAND VALUE - MARKET		36,600
TOTAL MARKET VALUE		145,631
SOH/AGL Deduction		76,002
ASSESSED VALUE		69,629
TOTAL EXEMPTION VALUE	HX HB	44,629
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		145,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14694	ELEC OTHER	0	04/01/2005
E14601	ELEC OTHER	0	03/01/2005
MH4564	MH MOVE-ON	0	03/01/2005
M09460	MECH OTHER	0	03/01/2005
P09197	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/0272	4/23/2007	WD	Q	I		126,300
GRANTOR: SWIER RICHARD W & DEB						
GRANTEE: LUKE RICHARD & ELIZ						
1305/1720	3/31/2005	WD	U	I	11	32,500
GRANTOR: THAGARD ROBERT G & AL						
GRANTEE: SWIER RICHARD W & D						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

35045 GRETCHENS WAY, CALLAHAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S28 E60 N28 $.

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	2003	2003	3	87	3,045	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2007	2007	3	88	2,288	
3	0812	CONCRETE C	0	100	0	0	1,100.00	SF	4.00	4.00	100	2007	2007	3	88	3,872	

LAND DESCRIPTION

TOTAL OB/XF 9,205

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.22 Total Land Value: 36,600 Market: 0 Agricultural: 0 Common: 36,600 PRINTED 08/06/2024 BY SYS