IN OR 2604/1680
R433807 & R433808

WATERS DEBORAH L/RHODEN BRENDA K
44001 WH WATERS LN
CALLAHAN, FL 32011

2024

26-2N-24-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

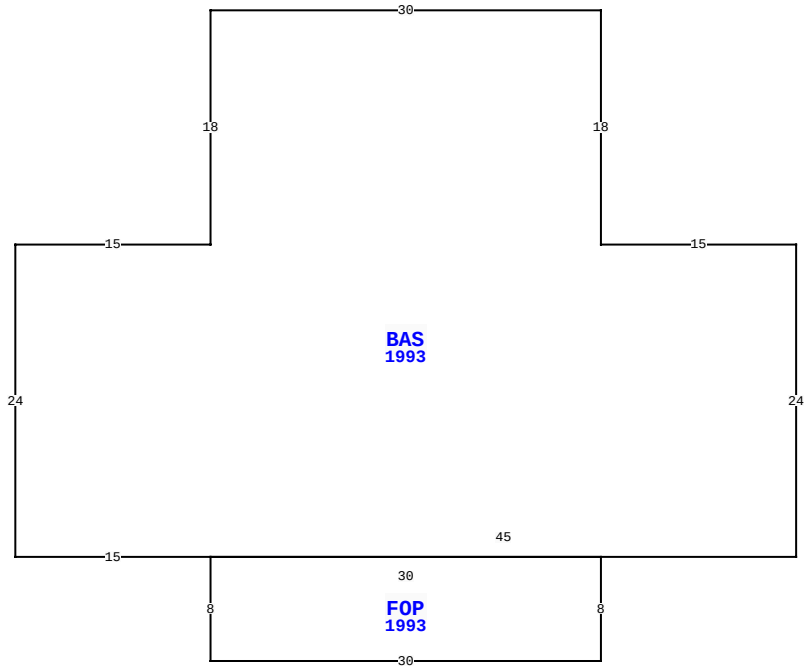
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	77,983
FOP	240	30	72	2,836
TOTALS	2,220		2,052	80,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,052	122.3200	85.62	175,692	1975	2000	0	0	0	54.00	46.00

1 M/H 93- – 0% - 2024 Heated Area: 1980 HX Base Yr



35394 TANNER LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	80,818
TOTAL MARKET OB/XF VALUE	6,818
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	117,636
SOH/AGL Deduction	0
ASSESSED VALUE	117,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,636
TOTAL JUST VALUE	117,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3351	H/AC	3,000	04/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2610/0585	11/02/2022	QC	U	I	11	100
GRANTOR: SIMPSON GRACE KATHLEE						
GRANTEE: WATERS DEBORAH L &						
2604/1680	11/02/2022	QC	U	I	11	100
GRANTOR: SIMPSON GRACE KATHLEE						
GRANTEE: WATERS DEBORAH L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N18 W30 S18 W15 S24 E15 FOP=[YR=1993] S8 E30 N8 W30 $ E45 N24 $.

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	0810	CONCRETE A	0	0	15	18	270.00	SF	6.50	6.50	100	1986	1986	3	49.5	869	
2	0511	GARAGE CB-	0	0	26	22	572.00	SF	40.00	40.00	100	1975	1975	3	26	5,949	

LAND DESCRIPTION

TOTAL OB/XF 6,818

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS