IN OR 2381/1273
EX 1-35 & 1-38
UTIL ESMT IN OR 2497-1802

CORBITT JASON
540631 LEM TURNER RD
CALLAHAN, FL 32011

2024

26-4N-23-0000-0001-0110

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	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

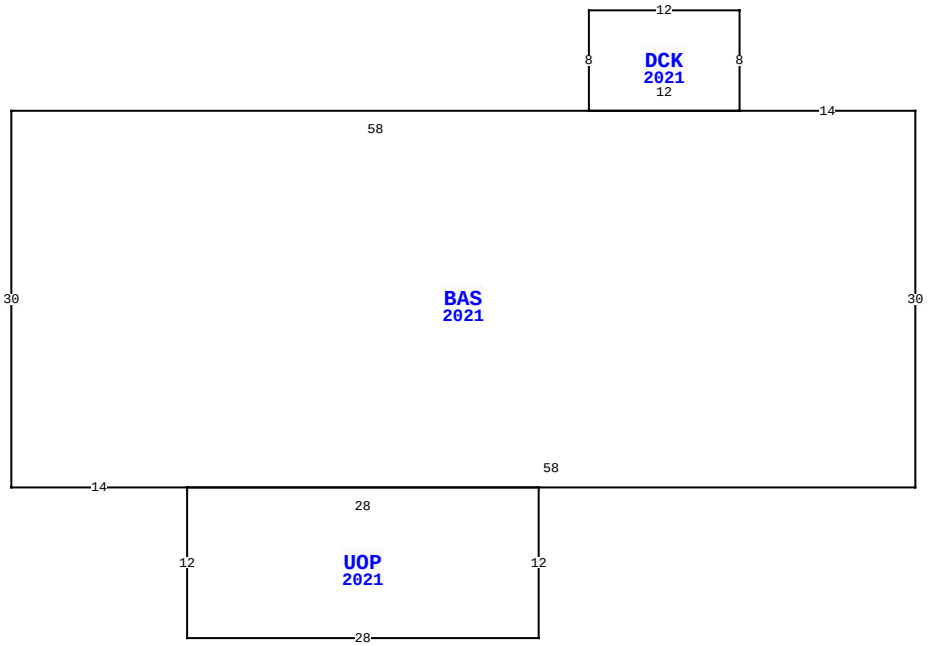
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	177,176
DCK	96	15	14	1,149
UOP	336	25	84	6,890
TOTALS	2,592		2,258	185,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,258	117.6000	88.20	199,156	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2023 Heated Area: 2160 HX Base Yr 2023



1870 SIKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,215
TOTAL MARKET OB/XF VALUE		10,120
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		255,335
SOH/AGL Deduction		1,532
ASSESSED VALUE		253,803
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,803
TOTAL JUST VALUE		255,335
NCON VALUE		10,120
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012580	MH MOVE-ON	0	09/20/2021
MH99	MH MOVE-ON	0	01/01/1999
MH982449	MH MOVE-ON	0	11/01/1998
MH982465	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2381/1273	5/20/2020	WD	U	V	11	100
GRANTOR: CRIBB LARRY C & VICKI						
GRANTEE: CORBITT JASON						
2281/1087	6/07/2019	WD	U	V	37	10,000
GRANTOR: HOWARD JAMES H & DONN						
GRANTEE: CRIBB LARRY C & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 DCK=[YR=2021] N8 W12 S8 E12$ W58 S30 E14
UOP=[YR=2021] S12 E28 N12 W28$ E58 N30$.

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	0680	POLE SHED	1	100	46	22	1,012.00	SF	10.00	10.00	100	2024	2023		100	10,120	

LAND DESCRIPTION

TOTAL OB/XF 10,120

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	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	0.80	25,000.00	20,000.00	60,000							

REVIEW DATE 10/23/2023 BY WWA Total Acres: 3.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS