

PT OF LOT 10
IN OR 1213/427
R407761 & R407762

BRATAGER KEVIN & MELISSA
45275 LOWE ROAD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0010-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	56,360
FOP	56	30	17	485
FST	70	65	46	1,313
TOTALS	2,100		2,037	58,158

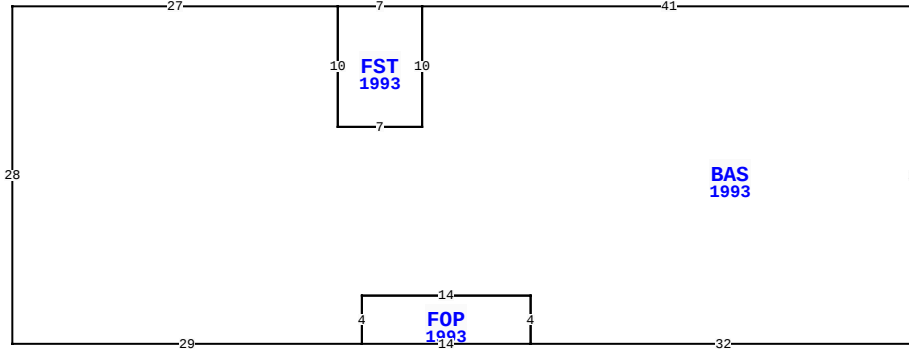
EXTRA FEATURES

L N	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	1989	1989	3	66	2,310	
2	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	1989	1989	3	20	288	
5	0510	GARAGE WD-	0 100	28	28	784.00	SF	35.00	35.00	100	1989	1989	3	20	5,488	
6	0812	CONCRETE C	0 100	58	22	1,276.00	SF	4.00	4.00	100	1989	1989	3	57	2,909	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	35,000.00	35,000.00	49,000							

MARKET ADJUSTMENTS														1 M/H 93- - 100% - 2005		Heated Area: 1974		HX Base Yr 2005	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
0820	02	2,037	135.9600	95.17	193,861	1989	1994	0	0	0	70.00	30.00							



NASSAU COUNTY PROPERTY														PAGE 1 of 1		6
VALUATION SUMMARY														STANDARD		
VALUATION BY														Tax Group: 6		
BUILDING MARKET VALUE														58,158		
TOTAL MARKET OB/XF VALUE														10,995		
TOTAL LAND VALUE - MARKET														49,000		
TOTAL MARKET VALUE														118,153		
SOH/AGL Deduction														71,595		
ASSESSED VALUE														46,558		
TOTAL EXEMPTION VALUE														25,000		
BASE TAXABLE VALUE														21,558		
TOTAL JUST VALUE														118,153		
NCON VALUE														0		
INCOME VALUE																
PREVIOUS YEAR MKT VALUE														110,057		
1989 SOUT R407761 & R407762																
PERMIT NUM														7651		
DESCRIPTION														MH MOVE-ON		
AMT														44,000		
ISSUED														01/20/1989		
SALES DATA																
OFF RECORD Number														1213/0427		
DATE														3/05/2004		
TYPE INST														WD Q		
V I														I		
RSN CD																
SALE PRICE														111,500		
GRANTOR: KOONTZ KENNETH R & SU																
GRANTEE: BRATAGER KEVIN & ME																
0215/0623														1/01/1976		
WD Q V																
4,900																
GRANTOR:																
GRANTEE:																
BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1993] W41 FST=[YR=1993] W7 S10 E7 N10 \$ S10 W7 N10																
W27 S28 E29 FOP=[YR=1993] E14 N4 W14 S4 \$ N4 E14 S4 E32 N28 \$																