PT LOTS 12,13,24,25
IN OR 2208/41
EAST CALLAHAN SUB PBK 1/2 &

SHROUDER JEREMY L & TIFFANY L
45001 QUIP CT
CALLAHAN, FL 32011

2024

28-2N-25-3060-0012-0020

NASSAU COUNTY PROPERTY

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 70
Interior Floo	11	CLAY TILE 30
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	04	Quality Level 04

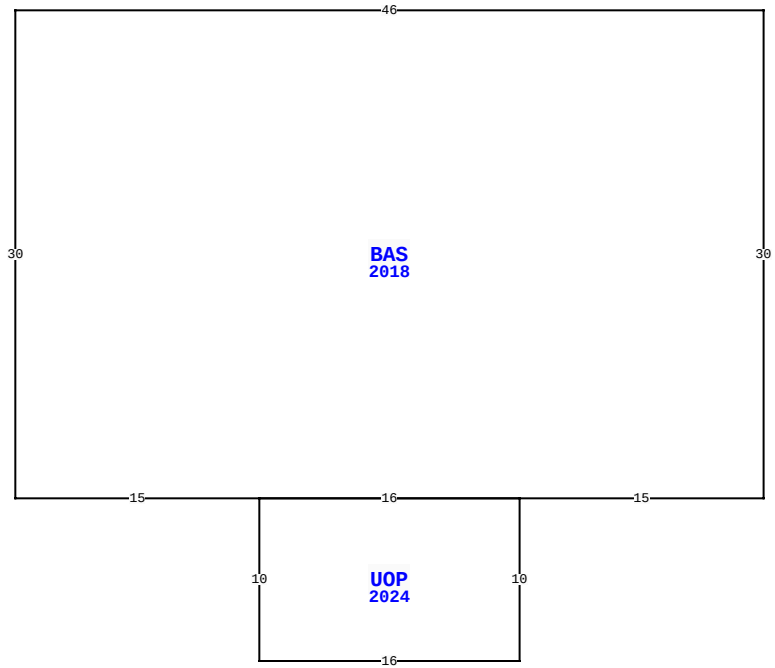
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	129,579
UOP	160	25	40	3,756
TOTALS	1,540		1,420	133,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,420	131.7800	98.84	140,353	2019	2019	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2020 Heated Area: 1380 HX Base Yr 2020



45001 QUIP CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		133,335
TOTAL MARKET OB/XF VALUE		4,655
TOTAL LAND VALUE - MARKET		79,065
TOTAL MARKET VALUE		217,055
SOH/AGL Deduction		44,837
ASSESSED VALUE		172,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,218
TOTAL JUST VALUE		217,055
NCON VALUE		18,020
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,550

BLDG:1:4: 2019 LIOH(2019)
BLDG:1:3: RP # 12756787 & 12756785
BLDG:1:1: DW/MH/ID LOHGA11819784(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008428	CO ISSUED	0	08/17/2018
18004610	MH MOVE-ON	0	06/01/2018
7193	MH MOVE-ON	11,000	03/24/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/0041	6/29/2018	WD	Q	V	01	35,000
GRANTOR: CRAY PRIMULA H						
GRANTEE: SHROUDER JEREMY L &						
0232/0621	2/01/1977	WD	U	V		5,200
GRANTOR:						
GRANTEE:						

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	100	10	22	220.00	SF	6.50	6.50	100	1990	1990	3	59.5	851	
2	0680	POLE SHED	0	100	40	10	400.00	SF	10.00	10.00	100	1980	1980	3	20	800	
3	0680	POLE SHED	0	100	60	12	720.00	SF	10.00	10.00	100	1990	1990	3	20	1,440	
4	0300	BOAT DCK W	0	100	10	17	170.00	SF	40.00	40.00	100	1995	1995	3	23	1,564	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W46 S30 E15 E16 E15 N30 $
UOP=[YR=2024;ORIG=-31,30] E16 S10 W16 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,655

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	100		OR	0.00	0.00	2.51	AC		1.00	1.00	0.90	35,000.00	31,500.00	79,065							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.51 Total Land Value: 79,065 Market: 0 Agricultural: 0 Common: 79,065 PRINTED 08/06/2024 BY SYS