BLK 2 PT LOTS 5 & 6
IN OR 1807/474
JEHU BOOTHE SURVEY PBK 1/29

TANNER DENNIE J EST
450389 SR 200
CALLAHAN, FL 32011

2024

29-2N-25-3120-0033-0000

BUILDING CHARACTERISTICS

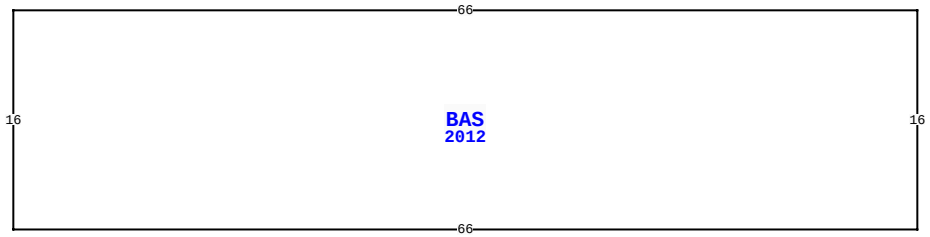
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	29,082
TOTALS	1,056		1,056	29,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	122.4000	91.80	96,941	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 0 Heated Area: 1056 HX Base Yr



45231 GREEN AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	29,082
TOTAL MARKET OB/XF VALUE	4,664
TOTAL LAND VALUE - MARKET	99,400
TOTAL MARKET VALUE	133,146
SOH/AGL Deduction	47,513
ASSESSED VALUE	85,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,633
TOTAL JUST VALUE	133,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,965

BLDG:2:4: 1995 WEST (2013)
BLDG:2:3: RP: 12611257
BLDG:2:1: SW/MH/ID GAFLR75A23349WE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/0474	7/31/2012	WD	U	I	30	100
GRANTOR: PETERSON VIRGINIA L						
GRANTEE: TANNER DENNIE J						
1731/0539	3/24/2011	WD	Q	I	03	35,000
GRANTOR: MARTINEZ SYLVIA LEE						
GRANTEE: PETERSON VIRGINIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W66 S16 E66 N16 $.

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	12	17	204.00	SF	6.50	6.50	100	1999	1999	3	77	1,021	
2	0511	GARAGE CB-	0	0	18	22	396.00	SF	40.00	40.00	100	1972	1972	3	23	3,643	

LAND DESCRIPTION

TOTAL OB/XF 4,664

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	000000	C	VAC RES	0	0006	MU	142.00	136.00	142.00	FF		1.00	1.00	1.00	700.00	700.00	99,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 99,400 Market: 0 Agricultural: 0 Common: 99,400 PRINTED 08/06/2024 BY SYS