

PT OF LOTS 12 13 & 14
IN OR 2246/974
CORNWALL SURVEY

MANGES LARRY L & SELMA M JOINT LVG TRUST/MANGES LA
PO BOX 36
CALLAHAN, FL 32011

2024

29-3N-24-2020-0012-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	70,919
TOTALS	1,440		1,440	70,919

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	260.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	5.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,440	126.2800	94.71	136,382	2003	2003	0	0	0	48.00	52.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1440													
HX Base Yr													
BAS 2003													
26820 WILLIE HODGES RD, HILLIARD													
BLD DATE 06/16/2023 MLU													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

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	0810	CONCRETE A	0	0	0	260.00	SF	6.50	6.50	100	1996	1996	3	72	1,217	

TOTAL OB/XF										1,217						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	0.50	19,000.00	9,500.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		70,919	
TOTAL MARKET OB/XF VALUE		1,217	
TOTAL LAND VALUE - MARKET		47,500	
TOTAL MARKET VALUE		119,636	
SOH/AGL Deduction		14,509	
ASSESSED VALUE		105,127	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		105,127	
TOTAL JUST VALUE		119,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034092	MH MOVE-ON	0	01/03/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2246/0974	12/24/2018	QC	U	I	11	100	
GRANTOR: MANGES LARRY & SELMA							
GRANTEE: LARRY L MAGNES & SE							
1844/0798	2/15/2013	WD	U	I	12	100	
GRANTOR: COMPASS BANK							
GRANTEE: MANGES LARRY & SELM							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2003] W48 S30 E48 N30\$.																