BLOCK 3 PT OF LOT 7
IN OR 2189/757
(EX OR 1506/1629 &OR 2490/727)

CUNNINGHAN DANA R/LUCE DANNY D JR
17267 CROSS BRANCH RD
HILLIARD, FL 32046

2024

32-2N-25-2920-0003-0071

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

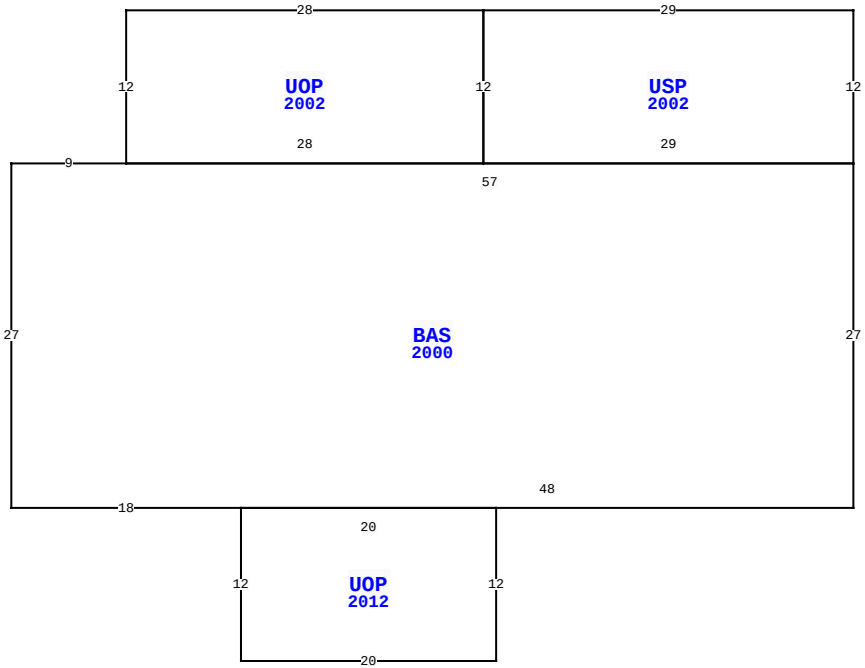
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	72,053
UOP	336	25	84	3,397
UOP	240	25	60	2,426
USP	348	50	174	7,036
TOTALS	2,706		2,100	84,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,100	117.2000	87.90	184,590	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



44001 ALTON LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	84,911
TOTAL MARKET OB/XF VALUE	2,904
TOTAL LAND VALUE - MARKET	46,900
TOTAL MARKET VALUE	134,715
SOH/AGL Deduction	1,314
ASSESSED VALUE	133,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,401
TOTAL JUST VALUE	134,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992827	MH MOVE-ON	0	08/01/1999
MH982476	MH MOVE-ON	0	12/01/1998
MH971721	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/0757	4/10/2018	QC	U	I	30	100
GRANTOR: LUCE MARGARET L						
GRANTEE: CUNNINGHAN DANA R &						
0134/0671	1/01/1972	WD	Q	V		3,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2002] W29 UOP=[YR=2002] W28 S12 BAS=[YR=2000] W9 S27 E18 UOP=[YR=2012] S12 E20 N12 W20$ E48 N27 W57$ E28 N12$ S12 E29 N12$.

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	0811	CONCRETE B	0	0	24	24	576.00	SF	5.20	5.20	100	2001	2001	3	80	2,396	
2	1242	WD DECK A	0	0	21	11	231.00	SF	10.00	10.00	100	2004	2004	3	22	508	

LAND DESCRIPTION

TOTAL OB/XF 2,904

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	0	0007	OR	0.00	0.00	1.34	AC		1.00	1.00	1.00	35,000.00	35,000.00	46,900							

REVIEW DATE 10/19/2021 BY KBA Total Acres: 1.34 Total Land Value: 46,900 Market: 0 Agricultural: 0 Common: 46,900 PRINTED 08/06/2024 BY SYS