BLOCK 3 PT OF LOT 7 (S-2)
IN OR 1506/1629
1994 FLEETWOOD SW/MH

WASDIN BETTY J
6350 BLUEBIRD ROAD
JACKSONVILLE, FL 32219

2024

32-2N-25-2920-0003-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

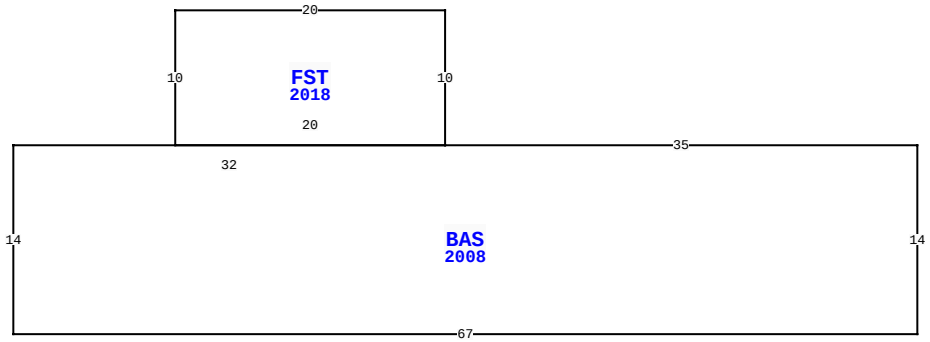
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	938	21,105
FST	200	65	130	2,925
TOTALS	1,138		1,068	24,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,068	100.0000	75.00	80,100	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 0 Heated Area: 938 HX Base Yr



44098 ADA ELIZABETH LN, 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	24,030
TOTAL MARKET OB/XF VALUE	3,227
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	62,257
SOH/AGL Deduction	4,380
ASSESSED VALUE	57,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,877
TOTAL JUST VALUE	62,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5025	CO ISSUED	0	12/01/2007
MH5025	MH MOVE-ON	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1629	6/20/2007	QC	U	I	07	100
GRANTOR: LUCE DANNY D & MARGAR						
GRANTEE: WASDIN BETTY J						
1391/0258	2/22/2006	QC	U	I	06	5,000
GRANTOR: LUCE DANNY D & MARGAR						
GRANTEE: WASDIN BETTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W35 FST=[YR=2018] N10 W20 S10 E20$ W32 S14 E67 N14$.

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	41	12	492.00	SF	6.50	6.50	100	1995	1995	3	70	2,239	
2	0350	CARPORT WD	0	0	24	23	576.00	SF	8.58	8.58	100	1985	1985	3	20	988	

LAND DESCRIPTION

TOTAL OB/XF 3,227

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS