PT OF LOT 5
IN OR 2716/194
ESMT IN OR 815/498

JONES DEVAN JAMES
44025 ARCHERS LANE
CALLAHAN, FL 32011

**2024**

**32-2N-25-7300-0005-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

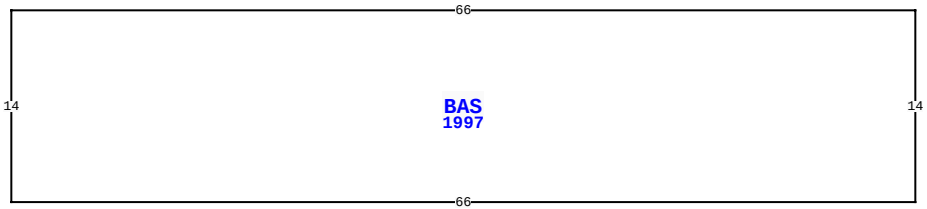
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 20,707 |
| TOTALS | 924 | | 924 | 20,707 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 924 | 99.6000 | 74.70 | 69,023 | 1994 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 2000 Heated Area: 924 HX Base Yr 2000




44025 ARCHERS 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 | | 20,707 |
| TOTAL MARKET OB/XF VALUE | | 7,706 |
| TOTAL LAND VALUE - MARKET | | 83,650 |
| TOTAL MARKET VALUE | | 112,063 |
| SOH/AGL Deduction | | 63,366 |
| ASSESSED VALUE | | 48,697 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 23,697 |
| TOTAL JUST VALUE | | 112,063 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 111,339 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH97 | MH MOVE-ON | 0 | 12/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2716/194 | 6/04/2024 | WD | U | I | 11 | 100 |
| GRANTOR: JONES JAMES HENRY III | | | | | | |
| GRANTEE: JONES DEVAN JAMES | | | | | | |
| 0804/1649 | 8/29/1997 | QC | U | V | 07 | 100 |
| GRANTOR: JONES JAMES HENRY JR | | | | | | |
| GRANTEE: JONES JAMES HENRY I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W66 S14 E66 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 | 0756 | FEP | 0 | 100 | 8 | 12 | 96.00 | SF | 27.00 | 27.00 | 100 | 1997 | 1997 | 3 | 20 | 518 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 24 | 12 | 288.00 | SF | 28.00 | 28.00 | 100 | 1999 | 1999 | 3 | 27 | 2,177 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 24 | 12 | 288.00 | SF | 35.00 | 35.00 | 100 | 2004 | 2004 | 3 | 36 | 3,629 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 24 | 12 | 288.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 32 | 1,382 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,706

| 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 | 0007 | OR | 0.00 | 0.00 | 2.39 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 83,650 | | | | | | | |

REVIEW DATE 11/12/2019 BY KBA Total Acres: 2.39 Total Land Value: 83,650 Market: 0 Agricultural: 0 Common: 83,650 PRINTED 08/06/2024 BY SYS