LOT 7 R223990
F/N/A PARCEL 15-11 OR 417/511
HIGGINBOTHAM ESTATES PB 5/125

WERTS CARL RANDAL & HUGUETTE S
44281 KEME ROAD
CALLAHAN, FL 32011

2024

33-2N-25-0740-0007-0000

BUILDING CHARACTERISTICS

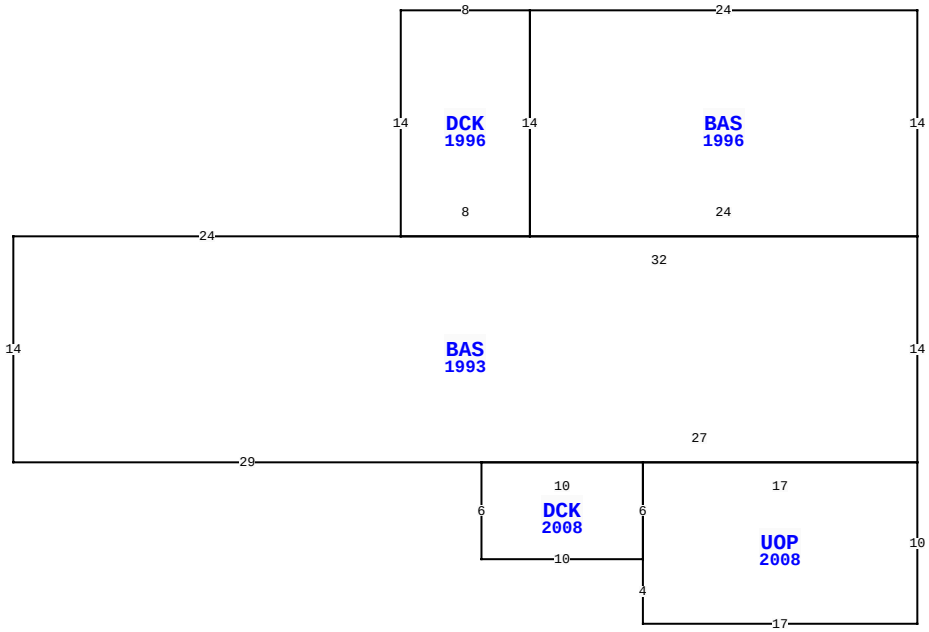
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	27,820
BAS	336	100	336	11,923
DCK	112	15	17	603
DCK	60	15	9	319
UOP	170	25	42	1,490
TOTALS	1,462		1,188	42,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,188	110.2000	77.14	91,642	1984	2000	0	0	0	54.00	46.00

1 M/H 93- – 100% - 0 Heated Area: 1120 HX Base Yr



44281 KEME RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		42,155
TOTAL MARKET OB/XF VALUE		6,272
TOTAL LAND VALUE - MARKET		71,400
TOTAL MARKET VALUE		119,827
SOH/AGL Deduction		73,759
ASSESSED VALUE		46,068
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,068
TOTAL JUST VALUE		119,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,332

EYB ADJSTD FOR ADDTNS: 10/23KW

BLDG:1:1: 1984 SW/MH WITH ADDITIONS

R223990

84 SCOTT CHALLENGER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W24 DCK=[YR=1996] W8 S14 BAS=[YR=1993] W24 S14 E29 DCK=[YR=2008] S6 E10 UOP=[YR=2008] S4 E17 N10 W17 S6$ N6 W10$ E27 N14 W32$ E8 N14$ S14 E24 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	0510	GARAGE WD-	0	100	0	0	320.00	SF	35.00	35.00	100	2009	2009	3	56	6,272	

LAND DESCRIPTION

TOTAL OB/XF 6,272

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.04	AC		1.00	1.00	1.00	35,000.00	35,000.00	71,400							

REVIEW DATE 11/12/2019 BY KBA Total Acres: 2.04 Total Land Value: 71,400 Market: 0 Agricultural: 0 Common: 71,400 PRINTED 08/06/2024 BY SYS