IN OR 1336/244
EX R/W OR 621/895
ESMT IN OR 786/975

DAVIS CYNTHIA S
46208 MIDDLE ROAD
CALLAHAN, FL 32011

2024

34-3N-25-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

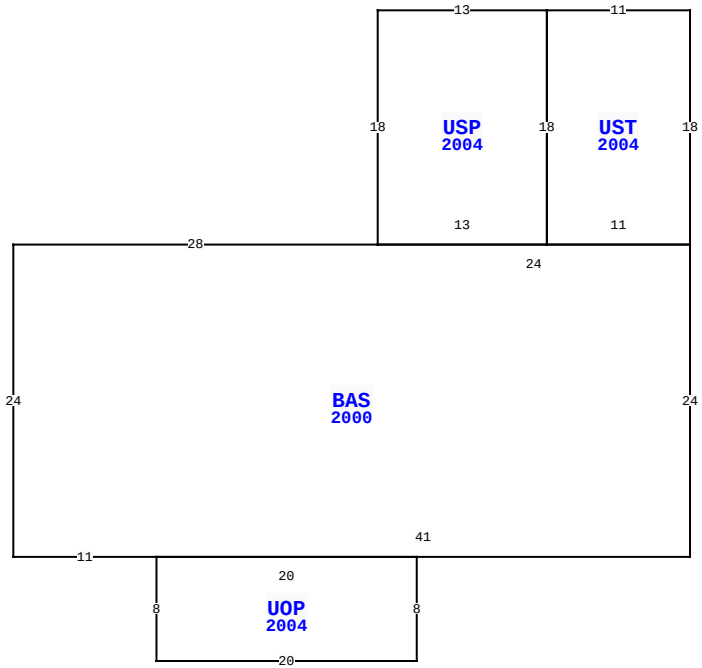
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	57,044
UOP	160	25	40	1,828
USP	234	50	117	5,348
UST	198	55	109	4,982
TOTALS	1,840		1,514	69,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,514	152.3600	114.27	173,005	1997	1997	0	0	0	60.00	40.00

2 M/H 94+ – 100% - 2020 Heated Area: 1248 HX Base Yr 2020



46208 MIDDLE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,202
TOTAL MARKET OB/XF VALUE		10,819
TOTAL LAND VALUE - MARKET		71,100
TOTAL MARKET VALUE		151,121
SOH/AGL Deduction		19,041
ASSESSED VALUE		132,080
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,080
TOTAL JUST VALUE		151,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007616	FOUNDATION	2,000	09/01/2000
MH003278	MH MOVE-ON	0	09/01/2000
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0244	7/26/2005	WD	U	I	01	100
GRANTOR: SMITH JEWELL H & CYNT						
GRANTEE: DAVIS CYNTHIA S						
1330/0169	7/01/2005	QC	U	I	06	10,000
GRANTOR: SMITH JEWELL H						
GRANTEE: DAVIS CYNTHIA SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2004] W11 USP=[YR=2004] W13 S18 BAS=[YR=2000] W28 S24 E11 UOP=[YR=2004] S8 E20 N8 W20 $ E41 N24 W24 $ E13 N18 $ S18 E11 N18 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	1242	WD DECK A	0	100	8	5	40.00	SF	10.00	10.00	100	2001	2001	3	20	80	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1997	1997	3	20	257	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	2001	2001	3	20	482	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	20	2001	2001	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,819

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		OR	0.00	0.00	3.95	AC		1.00	1.00	1.00	18,000.00	18,000.00	71,100							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 3.95 Total Land Value: 71,100 Market: 0 Agricultural: 0 Common: 71,100 PRINTED 08/06/2024 BY SYS