PT OF NW1/4 OF SW1/4 OF SW1/4
IN OR 2266/1803
2007 NOBI DW/MH

SONTAG KOLBY A
34055 AMERICAN LANE
CALLAHAN, FL 32011

2024

36-2N-24-0000-0009-0020

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

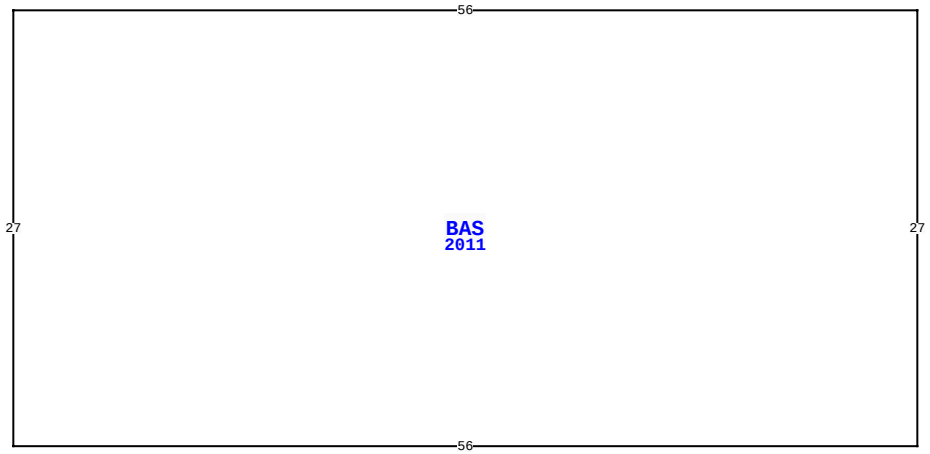
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	79,199
TOTALS	1,512		1,512	79,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	116.4000	87.30	131,998	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2021 Heated Area: 1512 HX Base Yr 2021



34055 AMERICA LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		79,199
TOTAL MARKET OB/XF VALUE		1,664
TOTAL LAND VALUE - MARKET		45,600
TOTAL MARKET VALUE		126,463
SOH/AGL Deduction		21,166
ASSESSED VALUE		105,297
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,297
TOTAL JUST VALUE		126,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5273	CO ISSUED	0	06/03/2010
M15324	H/AC	0	05/01/2010
P14280	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2266/1803	3/27/2019	WD	U	I	12	95,800
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: SONTAG KOLBY A						
2219/1370	8/27/2018	CT	U	I	18	55,100
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W56 S27 E56 N27 $.

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	1243	WD DECK F	0	100	20	16	320.00	SF	8.00	8.00	100	2014	2014	3	65	1,664	

LAND DESCRIPTION

TOTAL OB/XF 1,664

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	0005	OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,600							

REVIEW DATE 01/03/2020 BY TW Total Acres: 1.52 Total Land Value: 45,600 Market: 0 Agricultural: 0 Common: 45,600 PRINTED 08/06/2024 BY SYS