

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 70

Interior Floo

08

SHT VINYL 30

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

BUD8 Adjustme

06

DIST 1D 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

2,280

100

2,280

189,742

TOTALS

2,280

2,280

189,742

EXTRA FEATURES

L N

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

1.00

AC

1.00

1.00

1.00

30,000.00

30,000.00

30,000

REVIEW DATE

06/10/2019

BY

TWMB

Total Acres:

1.00

Total Land Value:

30,000

Market:

0

Agricultural:

0

Common:

30,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

2,280

116.8000

87.60

199,728

2019

2019

0

0

0

5.00

95.00

1 M/H 94+ - 100% - 2022

Heated Area: 2280

HX Base Yr 2022

BAS

2019

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

34095 AMERICA LN, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

189,742

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

30,000

TOTAL MARKET VALUE

219,742

SOH/AGL Deduction

52,663

ASSESSED VALUE

167,079

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

117,079

TOTAL JUST VALUE

219,742

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

210,821

PERMIT NUM

DESCRIPTION

AMT

ISSUED

19008623

CO ISSUED

0

08/13/2019

19002654

MH MOVE-ON

0

03/18/2019

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2501/1954

9/23/2021

WD U

I

11

100

GRANTOR: ANGLIN CLINTON & SHAN

GRANTEE: ANGLIN CLINTON & SH

2259/0876

3/04/2019

WD U

I

11

100

GRANTOR: MCKENZIE JAMES L & PE

GRANTEE: ANGLIN CLINTON & SH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 N30\$.