PT OF SW1/4 OF SEC 36-2N-24E
IN OR 2446/635

WOLKING PAUL MARK
414 NEW KNIGHTS AVE
LAKE CITY, FL 32055

2024

36-2N-24-0000-0009-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

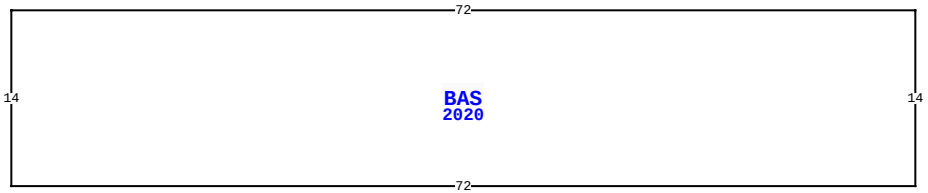
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	51,989
TOTALS	1,008		1,008	51,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,008	122.8000	92.10	92,837	2000	2005	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1008 HX Base Yr



441072 SANDY FORD RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	51,989
TOTAL MARKET OB/XF VALUE	26,560
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	114,549
SOH/AGL Deduction	3,777
ASSESSED VALUE	110,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,772
TOTAL JUST VALUE	114,549
NCON VALUE	26,560
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012469	CARPORT	28,954	09/27/2023
230012468	CARPORT	57,009	09/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1900	11/30/2021	WD	U	I	11	100
GRANTOR: BENNETT-DAVIS SARAH E						
GRANTEE: WOLKING PAUL MARK						
2446/0635	3/23/2021	WD	U	I	98	100
GRANTOR: BENNETT-DAVIS SARAH E						
GRANTEE: WOLKING PAUL MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W72 S14 E72 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
2	0351	CARPORT MT	0	0	40	22	880.00	SF	10.00	10.00	100	2024	2023		100	8,800	
3	0351	CARPORT MT	0	0	74	24	1,776.00	SF	10.00	10.00	100	2024	2023		100	17,760	

LAND DESCRIPTION

TOTAL OB/XF 26,560

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	0		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000							

REVIEW DATE 02/12/2024 BY WW Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS