PT OF LOT 3 2002 CHNC DW
IN OR 2003/1052
ESMT IN OR 489/1076

AMMONS FREDNA L L/E/
P O BOX 665
CALLAHAN, FL 32011

**2024**

**37-1N-24-2220-0003-0050**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

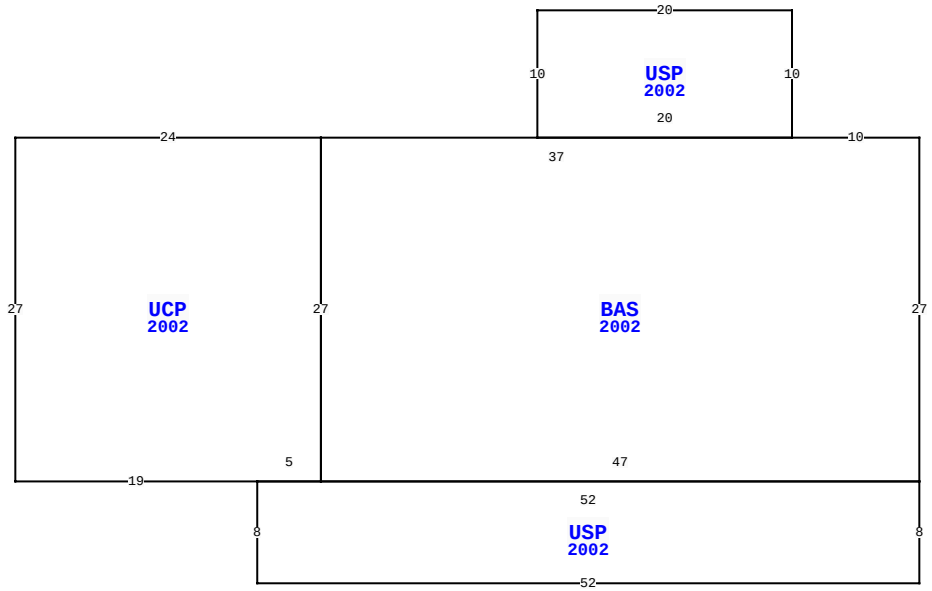
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,269 | 100 | 1,269 | 56,820 |
| UCP | 648 | 20 | 130 | 5,821 |
| USP | 200 | 50 | 100 | 4,478 |
| USP | 416 | 50 | 208 | 9,313 |
| TOTALS | 2,533 | | 1,707 | 76,431 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,707 | 119.4000 | 89.55 | 152,862 | 2002 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 0 Heated Area: 1269 HX Base Yr




33018 JANES LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 76,431 |
| TOTAL MARKET OB/XF VALUE | | 6,601 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 163,032 |
| SOH/AGL Deduction | | 67,617 |
| ASSESSED VALUE | | 95,415 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 95,415 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 163,032 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 161,256 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH023793 | MH MOVE-ON | 0 | 04/01/2002 |
| 8787 | MH MOVE-ON | 6,200 | 01/31/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2003/1052 | 9/17/2015 | FJ | U | I | 11 | 100 |
| GRANTOR: AMMONS GEORGE W EST | | | | | | |
| GRANTEE: AMMONS FREDNA L L/E | | | | | | |
| 0557/0233 | 11/17/1988 | QC | U | V | 01 | 100 |
| GRANTOR: AMMONS ANN S | | | | | | |
| GRANTEE: AMMONS GEORGE W | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2002] W10 USP=[YR=2002] N10 W20 S10 E20 $ W37
UCP=[YR=2002] W24 S27 E19 USP=[YR=2002] S8 E52 N8 W52 $ E5
N27 $ S27 E47 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 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 12 | 144.00 | SF | 21.30 | 21.30 | 100 | 1985 | 1985 | 3 | 20 | 613 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 24 | 16 | 384.00 | SF | 15.00 | 15.00 | 100 | 1994 | 1994 | 3 | 20 | 1,152 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 22 | 16 | 352.00 | SF | 15.00 | 15.00 | 100 | 1994 | 1994 | 3 | 20 | 1,056 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 30 | 30 | 900.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 28 | 3,780 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,601

| 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 | 0007 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 80,000 | | | | | | | |

REVIEW DATE 08/17/2022 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS