IN OR 1312/1608
R567962 & R567963
1983 EDGE SW/MH

WIGGINS JAMES E/ROZIER KIMBERLY K
54002 MICHELLE LANE
CALLAHAN, FL 32011

**2024**

**37-1N-25-0000-0010-0020**

## BUILDING CHARACTERISTICS

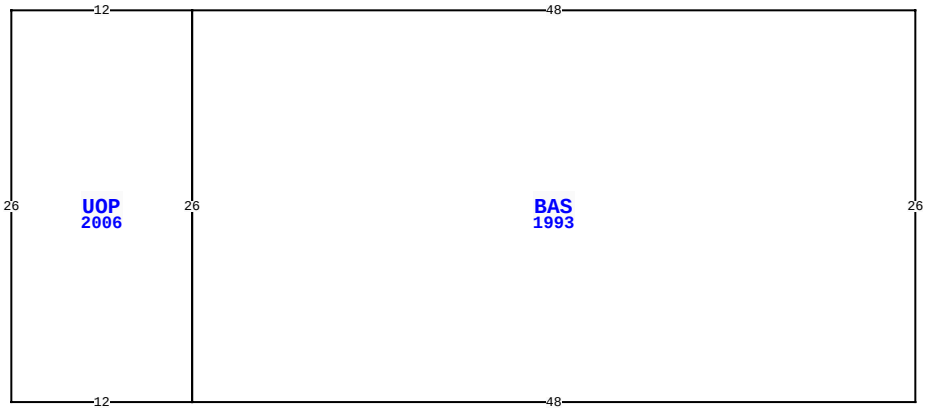
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,248 | 100 | 1,248 | 30,192 |
| UOP | 312 | 25 | 78 | 1,887 |
| TOTALS | 1,560 | | 1,326 | 32,079 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,326 | 115.2000 | 80.64 | 106,929 | 1993 | 1993 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2021 Heated Area: 1248 HX Base Yr 2021




54002 MICHELLE LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 44,371 |
| TOTAL MARKET OB/XF VALUE | | 2,599 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 136,970 |
| SOH/AGL Deduction | | 45,303 |
| ASSESSED VALUE | | 91,667 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 41,667 |
| TOTAL JUST VALUE | | 136,970 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 133,945 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0617435 | ELEC OTHER | 0 | 06/01/2006 |
| P0611266 | OTHER | 0 | 06/01/2006 |
| MH4793 | MH MOVE-ON | 0 | 01/01/2006 |
| 8355 | MH MOVE-ON | 11,000 | 11/05/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1595/1568 | 12/04/2008 | QC | U | I | 01 | 100 |
| GRANTOR: WIGGINS JAMES E | | | | | | |
| GRANTEE: WIGGINS JAMES W & K | | | | | | |
| 1312/1608 | 4/27/2005 | QC | U | I | 01 | 100 |
| GRANTOR: ROZIER KIMBERLY K | | | | | | |
| GRANTEE: WIGGINS JAMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 UOP=[YR=2006] W12 S26 E12 N26$ S26 E48 N26$.

## 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 | 1242 | WD DECK A | 0 | 100 | 14 | 12 | 168.00 | SF | 10.00 | 10.00 | 100 | 1988 | 1988 | 3 | 20 | 336 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 14 | 16 | 224.00 | SF | 20.10 | 20.10 | 100 | 1980 | 1980 | 3 | 20 | 900 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 11 | 16 | 176.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 40 | 1,056 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 7 | 70.00 | SF | 18.30 | 18.30 | 100 | 2005 | 2005 | 3 | 24 | 307 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,599

| 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 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 90,000 | | | | | | | |

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS

IN OR 1312/1608
R567962 & R567963
1983 EDGE SW/MH

WIGGINS JAMES E/ROZIER KIMBERLY K
54002 MICHELLE LANE
CALLAHAN, FL 32011

**2024**

**37-1N-25-0000-0010-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 11 | CLAY TILE 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 02 | Quality Level 02 |

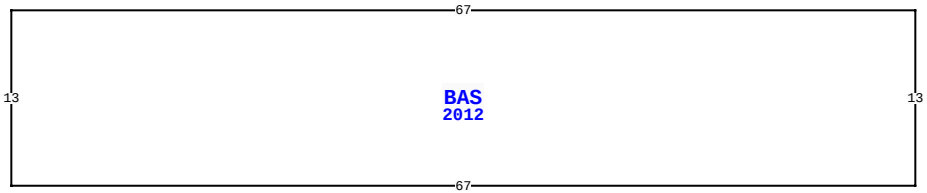
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 871 | 100 | 871 | 12,292 |
| TOTALS | 871 | | 871 | 12,292 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 871 | 67.2000 | 47.04 | 40,972 | 1983 | 1983 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 2021 Heated Area: 871 HX Base Yr 2021




54002 MICHELLE LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

### VALUATION SUMMARY

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| VALUATION BY | | STANDARD |
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| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 41,667 |
| TOTAL JUST VALUE | | 136,970 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 133,945 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
| 1595/1568 | 12/04/2008 | QC | U | I | 01 | 100 |
| GRANTOR: WIGGINS JAMES E | | | | | | |
| GRANTEE: WIGGINS JAMES W & K | | | | | | |
| 1312/1608 | 4/27/2005 | QC | U | I | 01 | 100 |
| GRANTOR: ROZIER KIMBERLY K | | | | | | |
| GRANTEE: WIGGINS JAMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W67 S13 E67 N13$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS