PT OR 1458/1431
2003 FTWD SW/MH

WARREN WILLIAM H III
44183 CATIES WAY
CALLAHAN, FL 32011

2024

37-1N-25-0000-0010-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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

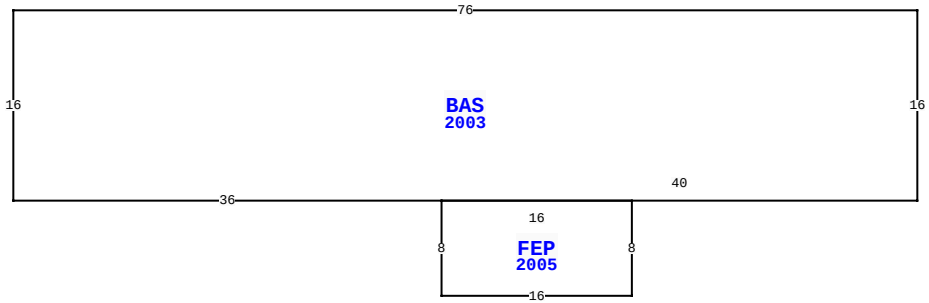
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	69,775
FEP	128	85	109	6,255
TOTALS	1,344		1,325	76,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,325	123.4000	92.55	122,629	2003	2008	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 0 Heated Area: 1325 HX Base Yr



54002 GRAY ROCK LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	76,030
TOTAL MARKET OB/XF VALUE	154
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	124,184
SOH/AGL Deduction	22,843
ASSESSED VALUE	101,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,341
TOTAL JUST VALUE	124,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,973

EYB ADJSTD FOR NEWER METAL ROOF: 10/23 KW

BLDG:1:4: 2003 FTWD (2004)

BLDG:1:3: RP: 12156655

BLDG:1:1: SW/MH/ID GAFL307A50850WE21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6997	NEW CONSTR	0	05/01/2003
E10998	NEW CONSTR	0	04/01/2003
P6557	NEW CONSTR	0	03/26/2003
MH4094	MH MOVE-ON	0	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1431	11/13/2006	WD	U	I	07	100
GRANTOR: GARLAND TERESA LOVE						
GRANTEE: WARREN WILLIAM H II						
1348/0085	9/07/2005	WD	Q	I		93,300
GRANTOR: GARLAND TERESA LOVE						
GRANTEE: WARREN WILLIAM H II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S16 E36 FEP=[YR=2005] S8 E16 N8 W16$ E40 N16$.

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	0	8	8	64.00	SF	10.00	10.00	100	2005	2005	3	24	154	

LAND DESCRIPTION

TOTAL OB/XF 154

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/06/2024 BY SYS