PT OR 1887/1166
R407948
PARCEL 20 SEC 37 &

CARD CLARENCE J
1106 COPPER CREEK DR
MACCLENNY, FL 32063

2024

37-1N-25-0000-0020-0000

BUILDING CHARACTERISTICS

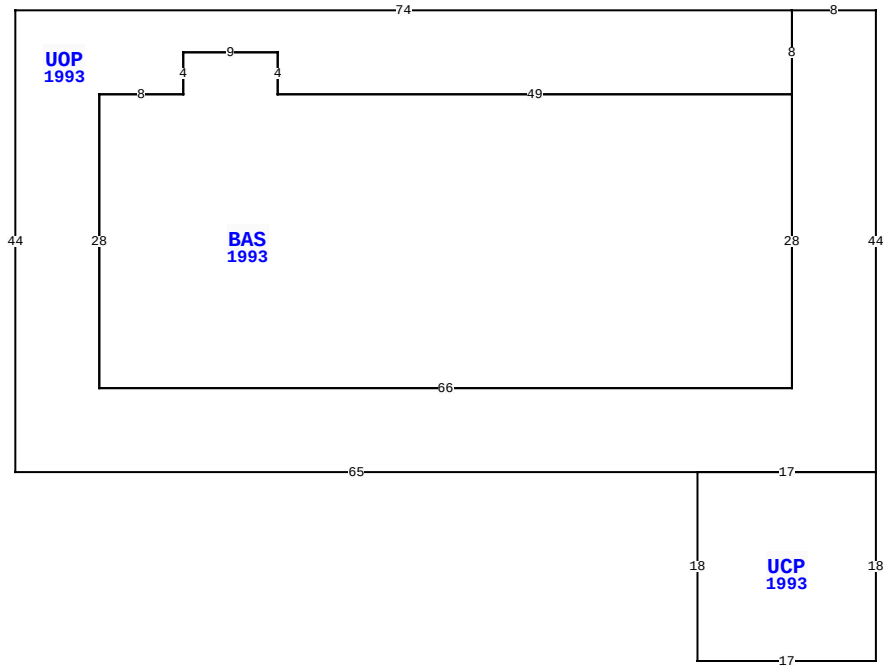
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,884	100	1,884	45,974
UCP	306	20	61	1,489
UOP	1,724	25	431	10,517
TOTALS	3,914		2,376	57,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,376	116.2000	81.34	193,264	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1884 HX Base Yr



54265 HUNTER RD, CALLAHAN

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

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	0751	UOP	0	0	20	13	260.00	SF	10.00	10.00	100	1995	1995	3	23	598	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	57,979
TOTAL MARKET OB/XF VALUE	598
TOTAL LAND VALUE - MARKET	56,763
TOTAL MARKET VALUE	115,340
SOH/AGL Deduction	25,754
ASSESSED VALUE	89,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,586
TOTAL JUST VALUE	115,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8155	MH MOVE-ON	6,000	04/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1887/1168	10/25/2013	QC	U	I	11	100
GRANTOR: BOYD LARRY D						
GRANTEE: CARD CLARENCE J						
1887/1166	10/25/2013	QC	U	I	11	100
GRANTOR: BOYD LARRY D & NINA						
GRANTEE: CARD CLARENCE J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 S8 BAS=[YR=1993] W49 N4 W9 S4 W8 S28 E66 N28$ S28 W66 N28 E8 N4 E9 S4 E49 N8 W74 S44 E65 UCP=[YR=1993] S18 E17 N18 W17$ E17 N44 $.

LAND DESCRIPTION

TOTAL OB/XF 598

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	0	0005	OR	0.00	0.00	3.71	AC		1.00	1.00	0.85	18,000.00	15,300.00	56,763							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.71 Total Land Value: 56,763 Market: 0 Agricultural: 0 Common: 56,763 PRINTED 08/06/2024 BY SYS