TRACT 43
IN OR 453 PG 298
R 108368 & R 108369

KOCH FRANCIS R
1773 SAINT IVES DR
MIDDLEBURG, FL 32068

2024

37-1N-25-296A-0043-0000

BUILDING CHARACTERISTICS

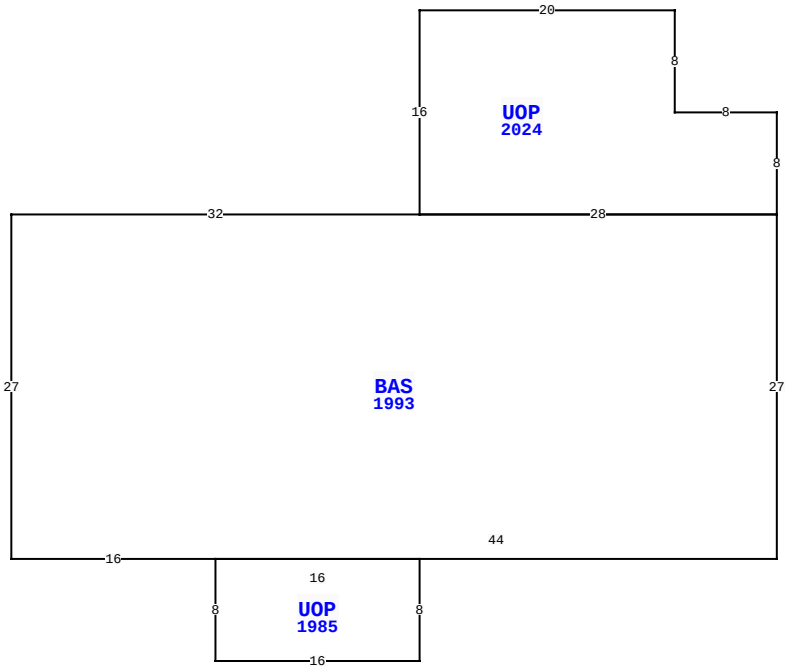
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,620	100	1,620	43,886
UOP	128	25	32	867
UOP	384	25	96	2,601
TOTALS	2,132		1,748	47,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,748	129.0000	90.30	157,844	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1620 HX Base Yr



54330 LEE STONER RD, 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	47,353
TOTAL MARKET OB/XF VALUE	6,199
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	89,552
SOH/AGL Deduction	3,789
ASSESSED VALUE	85,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,763
TOTAL JUST VALUE	89,552
NCON VALUE	2,601
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,469

PL SHEDS + STRG SHEDS ARE ATTACHED: 10/23KW

BLDG:1:3: DW/MH/ID EJ05597A(B)

EYB ADJSTD FOR REMODELING: 10/23KW

1985 COMM__ R108368 & R108369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4549	N/A	20,196	12/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0453/0255	5/01/1985	WD	U	V		2,600
GRANTOR:						
GRANTEE:						
0435/0762	10/01/1984	CD	U	V		2,995
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 W32 S27 E16 E44 N27 $
UOP=[YR=1985;ORIG=-44,27] S8 E16 N8 W16 $
UOP=[YR=2024;ORIG=-28,-16] E20 S8 E8 S8 W28 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	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	100	1985	1985	3	47	348	
2	0751	UOP	0	0	6	8	48.00	SF	10.00	10.00	100	2014	2014	3	75	360	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
4	0810	CONCRETE A	0	0	14	14	196.00	SF	6.50	6.50	100	1985	1985	3	47	599	
5	0940	SHEDS/PORT	0	0	24	14	336.00	SF	20.10	20.10	100	1987	1987	3	20	1,351	
6	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	2007	2007	3	31	1,488	
7	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	2007	2007	3	31	893	

LAND DESCRIPTION

TOTAL OB/XF 6,199

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		RM	100.00	600.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS