

LOT 4 1998 KING DW/MH
IN OR 1320/1117
NASSAU VILLAGE 2 UNR

LUEDERS NORMAN & CORA
54560 VONTZ CIRCLE
CALLAHAN, FL 32011

2024

37-1N-25-299B-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 100	0800	02	1,571	123.2000	92.40	145,160	1998	2003	0	0	0	48.00	52.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2006														Heated Area: 1456												HX Base Yr 2006											
Roof Cover	12	MODULAR MT 100	26 42 14 16 12 16 56 26 BAS 2001 FSP 2001																																					
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	1,456	100	1,456	69,958																																				
FSP	192	60	115	5,526																																				
TOTALS			1,648	1,571	75,483																																			
EXTRA FEATURES					54560 VONTZ CIR, CALLAHAN																																			
L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835																									
2	0510	GARAGE WD-	0 100	18	28	504.00	SF	35.00	35.00	100	1999	1999	3	27	4,763																									
3	0812	CONCRETE C	0 100	0	0	1,058.00	SF	4.00	4.00	100	1999	1999	3	77	3,259																									
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	RM	183.00	264.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																							
REVIEW DATE 08/04/2021 BY KBA																																								
Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																																								