LOT 8
IN OR 2210/1495
1973 DPST DW/MH

HUTCHINSON SHERRY
54397 LAWHON RD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299C-0008-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 11 | CLAY TILE 100 |
| 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 |

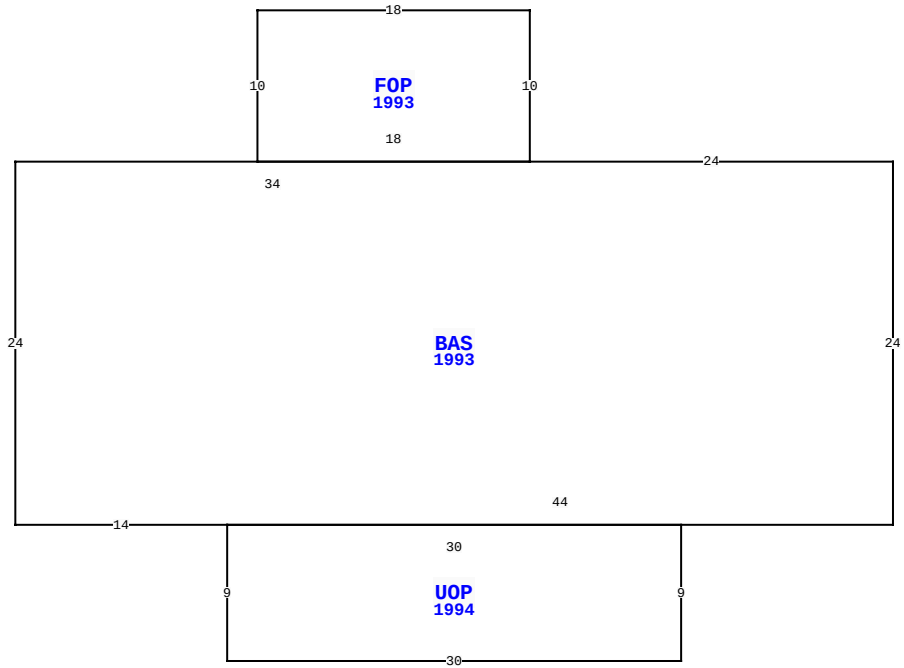
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,392 | 100 | 1,392 | 36,832 |
| FOP | 180 | 30 | 54 | 1,429 |
| UOP | 270 | 25 | 68 | 1,799 |
| TOTALS | 1,842 | | 1,514 | 40,060 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,514 | 126.0000 | 88.20 | 133,535 | 1973 | 1985 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1392 HX Base Yr




540664 LEM TURNER 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 | 40,060 |
| TOTAL MARKET OB/XF VALUE | 4,884 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 89,944 |
| SOH/AGL Deduction | 24,166 |
| ASSESSED VALUE | 65,778 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 65,778 |
| TOTAL JUST VALUE | 89,944 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 87,276 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2210/1495 | 7/13/2010 | LE | U | I | 11 | 100 |
| GRANTOR: ROTH RAY | | | | | | |
| GRANTEE: ROTH RAY LIFE ESTAT | | | | | | |
| 1320/0683 | 5/26/2005 | WD | Q | I | | 85,000 |
| GRANTOR: NAPIER BETTY | | | | | | |
| GRANTEE: GRESHAM JAMES & SAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1993] N10 W18 S10 E18$ W34 S24 E14
UOP=[YR=1994] S9 E30 N9 W30$ E44 N24$ .

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,441.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 54.5 | 3,141 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 383.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 70 | 1,743 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,884

| 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 | 0004 | RM | 190.00 | 230.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS