LOT 50
IN OR 1653/1110
NASSAU VILLAGE 5 UNR

RIDGWAY LINDA CHRISTINE
15690 SEARS RD
JACKSONVILLE, FL 32218-1265

2024

37-1N-25-299E-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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

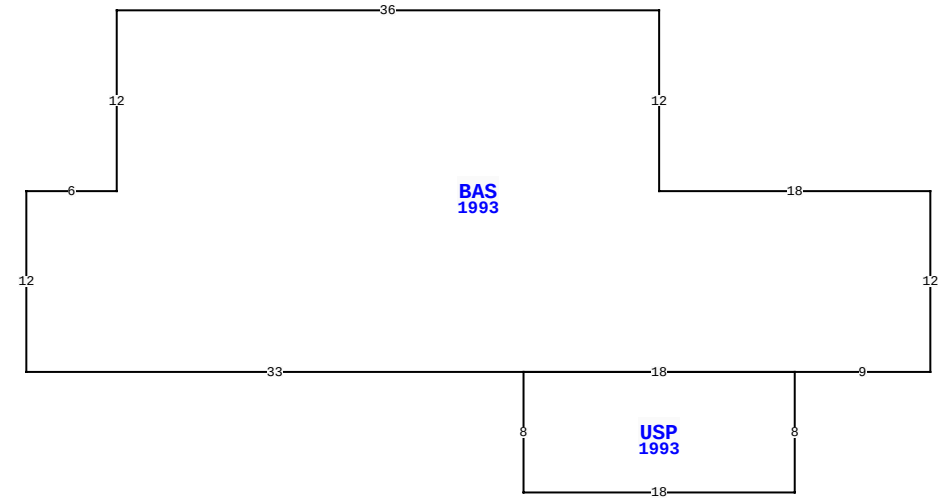
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	25,087
USP	144	50	72	1,568
TOTALS	1,296		1,224	26,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,224	103.7000	72.59	88,850	1970	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1152 HX Base Yr



540864 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	26,655
TOTAL MARKET OB/XF VALUE	2,110
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	73,765
SOH/AGL Deduction	0
ASSESSED VALUE	73,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,765
TOTAL JUST VALUE	73,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,922

BLOCK SHED + POLE SHED ARE ATTACHED
BLDG:1:5: 1970 TRULO (1976)
BLDG:1:4: RP: 12301807
BLDG:1:2: SW MH #64T190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5677	REPAIR/RRF	3,276	04/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/360	8/18/2023	FJ	U	I	11	0
GRANTOR: RIDGWAY TOBY MICHAEL						
GRANTEE: RIDGWAY LINDA CHRIS						
1653/1110	12/04/2009	WD	Q	I	01	65,000
GRANTOR: MASON NATHAN Y & PAUL						
GRANTEE: RIDGWAY TOBY MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 N12 W36 S12 W6 S12 E33 E18 E9 N12 $
USP=[YR=1993;ORIG=-27,12] S8 E18 N8 W18 $
.

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	0940	SHEDS/PORT	0	0	16	16	256.00	SF	20.10	20.10	100	1975	1975	3	20	1,029	
2	0810	CONCRETE A	0	0	16	16	256.00	SF	6.50	6.50	100	1980	1980	3	32.5	541	
3	0681	POLE SHED	0	0	16	9	144.00	SF	15.00	15.00	100	1997	1997	3	25	540	

LAND DESCRIPTION

TOTAL OB/XF 2,110

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	130.00	335.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/21/2024 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS