

WATERS ARLETTA LEE
44320 HUNTERS CREEK DRIVE
CALLAHAN, FL 32011

37-1N-25-2990-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05

AVERAGE 100

03

GABLE/HIP 100

03

COMP SHNGL 100

04

PLYWOOD 100

14

CARPET 100

01

NONE 100

04

AIR DUCTED 100

02

WOOD FRAME 100

1.

1. 100

06

DIST 1D 100

03

Quality Level 03

0200

MOBILE HOME

08

MKT AREA

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

1,056

100

1,056

16,262

0820

MDL

02

EFF. AREA

1,056

TOT ADJ PTS

110.0000

EFF. BASE RATE

77.00

REPL. COST NEW

81,312

AYB

1985

EYB

1985

ECON

0

FNCT

0

AP

10

NORM

70.00

% COND

20.00

1 M/H 93-

- 0%

- 0

Heated Area: 1056

HX Base Yr

24

44

24

44

BAS
1993

TOTALS

1,056

1,056

16,262

EXTRA FEATURES

54424 POINT SOUTH DR, 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

0

0

0

1.00

UT

3,500.00

3,500.00

100

1986

1986

3

60

2,100

2

0753

UEP

0

0

8

16

128.00

SF

11.00

11.00

100

1990

1990

3

20

282

3

0751

UOP

0

0

8

16

128.00

SF

5.00

5.00

100

1990

1990

3

20

128

LAND DESCRIPTION

TOTAL OB/XF

2,510

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

0

00006

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

45,000.00

45,000.00

45,000

REVIEW DATE

01/14/2021

BY

KWA

Total Acres: 0.00

Total Land Value: 45,000

Market: 0

Agricultural: 0

Common: 45,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

16,262

TOTAL MARKET OB/XF VALUE

2,510

TOTAL LAND VALUE - MARKET

45,000

TOTAL MARKET VALUE

63,772

SOH/AGL Deduction

26,265

ASSESSED VALUE

37,507

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

37,507

TOTAL JUST VALUE

63,772

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

62,681

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2126/0644

6/14/2017

QC

U

I

11

100

GRANTOR: BOSTON KEITH JR

GRANTEE: WATERS ARLETTA LEE

2056/1026

6/27/2016

QC

U

I

11

100

GRANTOR: KELLEY FRANCES (BY KE

GRANTEE: BOSTON KEITH JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44 N24 \$.