PT OF TRACT 1 IN OR 1476/1987
REPLAT OF OGILVIE LOT 9 SUB
UNR {CASE #

GANT MARGO E
2000 3RD ST N
JACKSONVILLE BEACH, FL 32250

**2024**

**37-1N-25-299R-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| 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 |

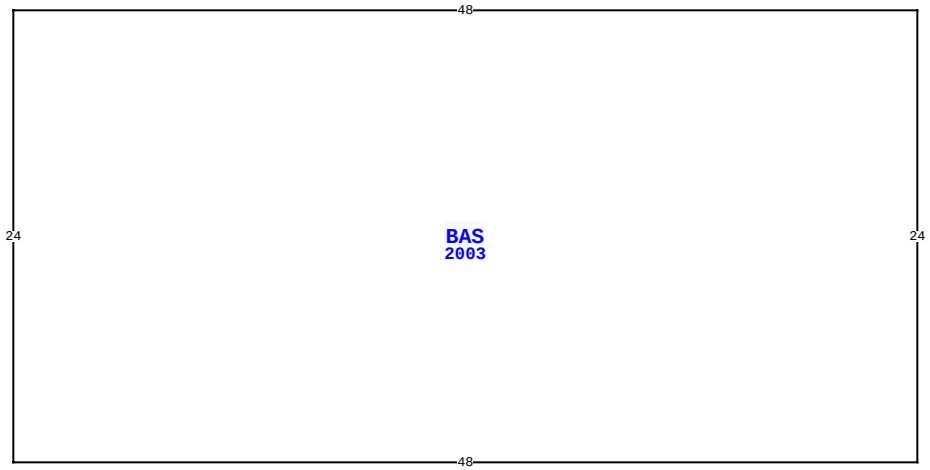
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 43,475 |
| TOTALS | 1,152 | | 1,152 | 43,475 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,152 | 117.2000 | 82.04 | 94,510 | 1989 | 2000 | 0 | 0 | 0 | 54.00 | 46.00 |

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




54775 SHEFFIELD 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 | 43,475 |
| TOTAL MARKET OB/XF VALUE | 585 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 79,060 |
| SOH/AGL Deduction | 15,623 |
| ASSESSED VALUE | 63,437 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 63,437 |
| TOTAL JUST VALUE | 79,060 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 77,757 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E11569 | NEW CONSTR | 0 | 08/01/2003 |
| P6613 | NEW CONSTR | 0 | 04/01/2003 |
| MH | MH MOVE-ON | 0 | 04/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1476/1987 | 2/06/2007 | WD | Q | I | | 100,000 |
| GRANTOR: PHILLIPS JAMES R & CY | | | | | | |
| GRANTEE: GANT MARGO E & ROBE | | | | | | |
| 1126/0731 | 4/01/2003 | WD | U | I | 07 | 100 |
| GRANTOR: CUMMINGS ROBERT B | | | | | | |
| GRANTEE: PHILLIPS JAMES R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W48 S24 E48 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 | 1242 | WD DECK A | 0 | 0 | 14 | 8 | 112.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 21 | 235 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 8 | 6 | 48.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 21 | 101 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 12 | 10 | 120.00 | SF | 6.70 | 6.70 | 100 | 2007 | 2007 | 3 | 31 | 249 | |

## LAND DESCRIPTION

TOTAL OB/XF 585

| 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 | 0006 | OR | 160.00 | 200.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 04/05/2024 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS