BLOCK 6 LOT 1
IN OR 953/1535
R277937 & R277938

KNIGHT ROBERT EST
C/O WILMA KNIGHT, 54412 HAZEL JONES RD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299S-0006-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

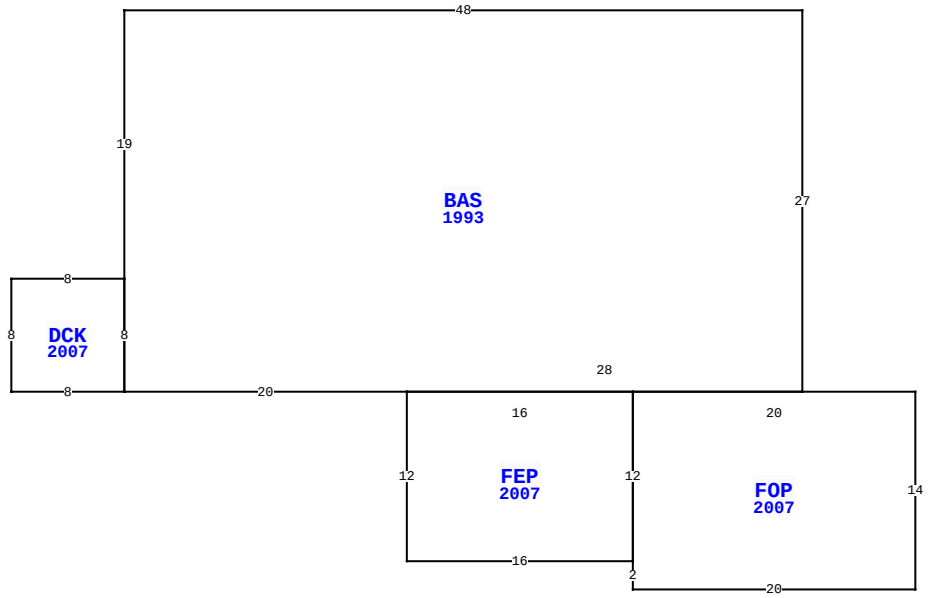
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,296 | 100 | 1,296 | 33,530 |
| DCK | 64 | 15 | 10 | 259 |
| FEP | 192 | 85 | 163 | 4,217 |
| FOP | 280 | 30 | 84 | 2,173 |
| TOTALS | 1,832 | | 1,553 | 40,179 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,553 | 123.2000 | 86.24 | 133,931 | 1986 | 1991 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2002 Heated Area: 1459 HX Base Yr 2002




54412 HAZEL JONES RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 06/13/2008 JW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 40,179 |
| TOTAL MARKET OB/XF VALUE | | 3,163 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 88,342 |
| SOH/AGL Deduction | | 42,756 |
| ASSESSED VALUE | | 45,586 |
| TOTAL EXEMPTION VALUE | HX HB WX | 30,000 |
| BASE TAXABLE VALUE | | 15,586 |
| TOTAL JUST VALUE | | 88,342 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 85,629 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R95343 | REPAIR/RRF | 4,950 | 05/01/1995 |
| 7489 | REMODEL | 200 | 08/27/1991 |
| 6497 | XFOB | 1,632 | 06/01/1990 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0953/1535 | 10/13/2000 | WD | U | I | 01 | 100 |
| GRANTOR: KNIGHT MARGIE N | | | | | | |
| GRANTEE: KNIGHT ROBERT | | | | | | |
| 0856/0230 | 11/18/1998 | WD | U | I | 07 | 100 |
| GRANTOR: HARGROVE TERRY ETAL | | | | | | |
| GRANTEE: KNIGHT DONALD & MAR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W48 S19 DCK=[YR=2007] W8 S8 E8 N8$ S8 E20 FEP=[YR=2007] S12 E16 FOP=[YR=2007] S2 E20 N14 W20 S12$ N12 W16$ E28 N27$.

### 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 | 0510 | GARAGE WD- | 0 | 100 | 16 | 20 | 192.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 28 | 1,882 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 5 | 80.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 88 | 458 | |
| 3 | 0680 | POLE SHED | 0 | 100 | 9 | 16 | 144.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 44 | 634 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 10 | 7 | 70.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 27 | 189 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,163

| 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 | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 11/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS