



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,724	100	1,724
			SUBAREA MARKET VALUE
			42,576
TOTALS	1,724		1,724
			42,576

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,724	117.6000	82.32	141,920	1990	1990	0	0	70.00	30.00	
1 M/H 93- - 100% - 2011 Heated Area: 1724 HX Base Yr 2011												
36001 RANMART WAY, CALLAHAN												
				BLD DATE					LGL DATE	06/13/2023 MLU		
				XF DATE					LAND DATE			
				INC DATE					AG DATE			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			42,576
TOTAL MARKET OB/XF VALUE			4,861
TOTAL LAND VALUE - MARKET			76,500
TOTAL MARKET VALUE			123,937
SOH/AGL Deduction			74,139
ASSESSED VALUE			49,798
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			24,798
TOTAL JUST VALUE			123,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0798/1082	7/03/1997	WD U	V	V	01	100
GRANTOR: KELLY HENRY P & VIOLA						
GRANTEE: KELLY RANDY P & ROB						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1997] W64 S25 R2 D2 E60 U2 R2 N25\$.	

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	0811	CONCRETE B	0 100	25	29	725.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,243	
2	0940	SHEDS/PORT	0 100	9	10	90.00	SF	13.20	13.20	100	1990	1990	3	20	238	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
TOTAL OB/XF 4,861																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	2.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	76,500							