

HOLDEN JOSEPH W & PATRICIA F L/E/
55002 SPENCERVILLE ROAD
CALLAHAN, FL 32011

46-2N-25-0000-0002-0060

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Quality04Quality Level 04

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

TOTALS5,0883,014201,530

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800023,014135.0800101.31305,348200620100034.0066.00

1 M/H 94+ - 100% - 2007Heated Area: 2280HX Base Yr 2007

Diagram showing building footprint with dimensions and area labels:

FOP 2020

BAS 2006

FCP 2020

UOP 2020

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20681POLE SHED010050361,800.00SF15.0015.001002005200534010,800

30500FP-PRE FAB0100002.00UT3,500.003,500.00100200620063906,300

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000007OR0.000.0012.48AC1.001.001.0015,000.0015,000.00187,200

REVIEW DATE06/18/2024BYTWTotal Acres: 12.48Total Land Value: 187,200Market: 0Agricultural: 0Common: 187,200PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE201,530

TOTAL MARKET OB/XF VALUE17,100

TOTAL LAND VALUE - MARKET187,200

TOTAL MARKET VALUE405,830

SOH/AGL Deduction197,543

ASSESSED VALUE208,287

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE158,287

TOTAL JUST VALUE405,830

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE391,795

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2706/8404/10/2024WDUI11100

GRANTOR:HOLDEN JOSEPH W & PAT

GRANTEE:BRUNO ALEXIS F

1322/05336/03/2005WDQUI130,000

GRANTOR:WILKINSON JOHN R & SH

GRANTEE:HOLDEN JOSEPH W & P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-76,14] W30 S30 E50 E26 N30 W46 \$

FCP=[YR=2020;ORIG=0,0] W30 S14 S30 S16 E30 N60 \$

FOP=[YR=2020;ORIG=-30,0] W46 S14 E46 N14 \$

UOP=[YR=2020;ORIG=-56,44] S14 E26 N14 W26 \$