IN OR 2717/422

MOTT SANDRA L/E/
55299 SHUG RD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0002-0240

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	11	CLAY TILE 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	06	Quality Level 06

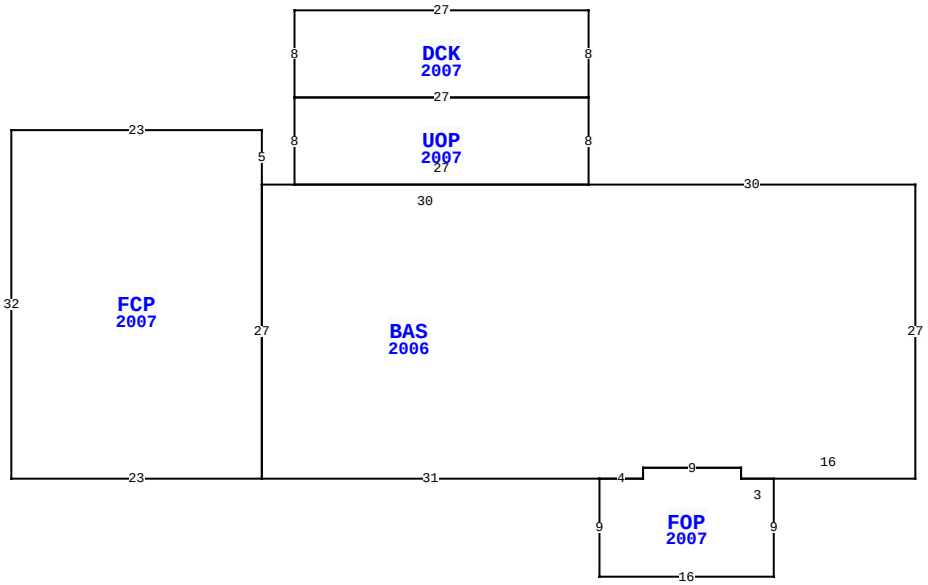
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100	1,611	108,593
DCK	216	15	32	2,157
FCP	736	25	184	12,403
FOP	153	30	46	3,101
UOP	216	25	54	3,640
TOTALS	2,932		1,927	129,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,927	154.9600	116.22	223,956	2006	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2007 Heated Area: 1611 HX Base Yr 2007



55299 SHUG 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		148,455
TOTAL MARKET OB/XF VALUE		16,548
TOTAL LAND VALUE - MARKET		64,620
TOTAL MARKET VALUE		229,623
SOH/AGL Deduction		97,936
ASSESSED VALUE		131,687
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		76,687
TOTAL JUST VALUE		229,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4862	MH MOVE-ON	0	12/07/2006
E18286	ELEC OTHER	0	11/01/2006
P11690	OTHER	0	11/01/2006
M12160	MECH OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/422	6/07/2024	LE	U	I	11	100
GRANTOR: MOTT SANDRA						
GRANTEE: MOTT KIMBERLY ANN						
1268/0740	10/25/2004	WD	Q	V		49,500
GRANTOR: FRANKLIN THERESA						
GRANTEE: MOTT HOWARD & SANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 UOP=[YR=2007] N8 DCK=[YR=2007] N8 W27 S8 E27$ W27 S8 E27$ W30 FCP=[YR=2007] N5 W23 S32 E23 N27$ S27 E31 FOP=[YR=2007] S9 E16 N9 W3 N1 W9 S1 W4$ E4 N1 E9 S1 E16 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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2006	2006	3	27	648	
2	0350	CARPORT WD	0	100	15	10	150.00	SF	13.00	13.00	100	2006	2006	3	27	527	
3	0812	CONCRETE C	0	100	0	0	3,932.00	SF	4.00	4.00	100	2007	2007	3	88	13,841	
4	0350	CARPORT WD	0	100	36	16	576.00	SF	8.58	8.58	100	2007	2007	3	31	1,532	

LAND DESCRIPTION

TOTAL OB/XF 16,548

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	3.59	AC		1.00	1.00	1.00	18,000.00	18,000.00	64,620							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.59 Total Land Value: 64,620 Market: 0 Agricultural: 0 Common: 64,620 PRINTED 08/06/2024 BY SYS

IN OR 2717/422

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CALLAHAN, FL 32011

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

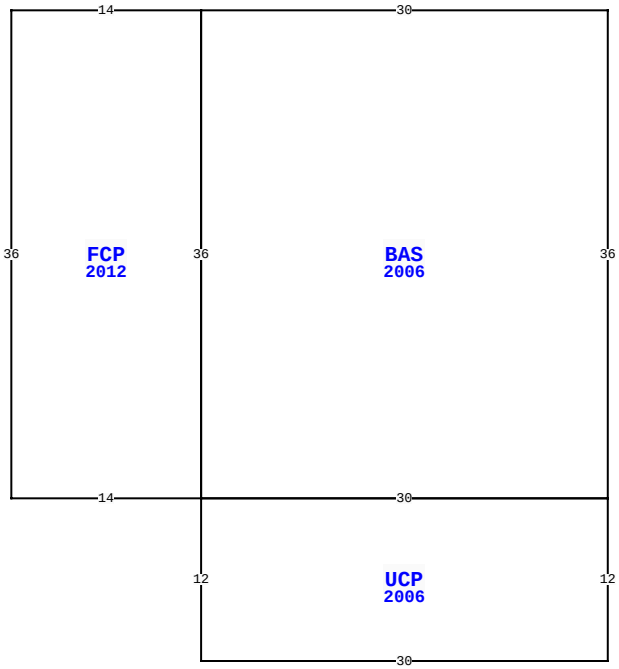
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	15,686
FCP	504	25	126	1,830
UCP	360	20	72	1,046
TOTALS	1,944		1,278	18,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,278	54.6000	19.11	24,423	2006	2006	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2007 Heated Area: 1080 HX Base Yr 2007



55299 SHUG RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTOR: FRANKLIN THERESA						
GRANTEE: MOTT HOWARD & SANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 FCP=[YR=2012] W14 S36 E14 N36$ S36
UCP=[YR=2006] S12 E30 N12 W30 $ E30 N36 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.59 Total Land Value: 64,620 Market: 0 Agricultural: 0 Common: 64,620 PRINTED 08/06/2024 BY SYS