

O'NEAL LORIE
45040 JAMES ST
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

4 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA08

8019.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,9721001,97291,107

FSP12860773,558

MARKET ADJUSTMENTS

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

0800022,049123.200092.40189,328200220020050.0050.00

1 M/H 94+ - 100% - 2006Heated Area: 1972HX Base Yr 2006

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE94,664

TOTAL MARKET OB/XF VALUE4,789

TOTAL LAND VALUE - MARKET10,000

TOTAL MARKET VALUE109,453

SOH/AGL Deduction42,144

ASSESSED VALUE67,309

TOTAL EXEMPTION VALUEHX HB42,309

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE109,453

NCON VALUE4,610

INCOME VALUE

PREVIOUS YEAR MKT VALUE102,236

PERMIT NUMDESCRIPTIONAMTISSUED

MH3853MH MOVE-ON006/01/2002

P5701NEW CONSTR006/01/2002

M6043H/AC006/01/2002

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U / V I / RSN CD SALE PRICE

0923/07053/08/2000WD U I 01100

GRANTOR: CARROLL RHONDA & LORI

GRANTEE: O'NEAL LORIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S35 E28 FSP=[YR=2005] E16 N8 W16 S8\$ N8 E16 S8 E16 N35\$.

EXTRA FEATURES

45040 JAMES ST, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10510GARAGE WD-01002221462.00SF19.2519.25100197519753201,779

20500FP-PRE FAB0100001.00UT3,500.003,500.00100200220023863,010

LAND DESCRIPTION

TOTAL OB/XF4,789

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

1000102CSFR/MH100RM0.000.001.00UT1.001.001.0010,000.0010,000.0010,000

REVIEW DATE03/18/2024BYTWATotal Acres: 0.00Total Land Value: 10,000Market: 0Agricultural: 0Common: 10,000PRINTED 08/06/2024 BY SYS