LOT 25
PT OR 1838/1805
J P PAGE SUB PB 3/20

PATRICK ADRIAN LEE III
PO BOX 813
CALLAHAN, FL 32011

2024

51-2N-25-4170-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

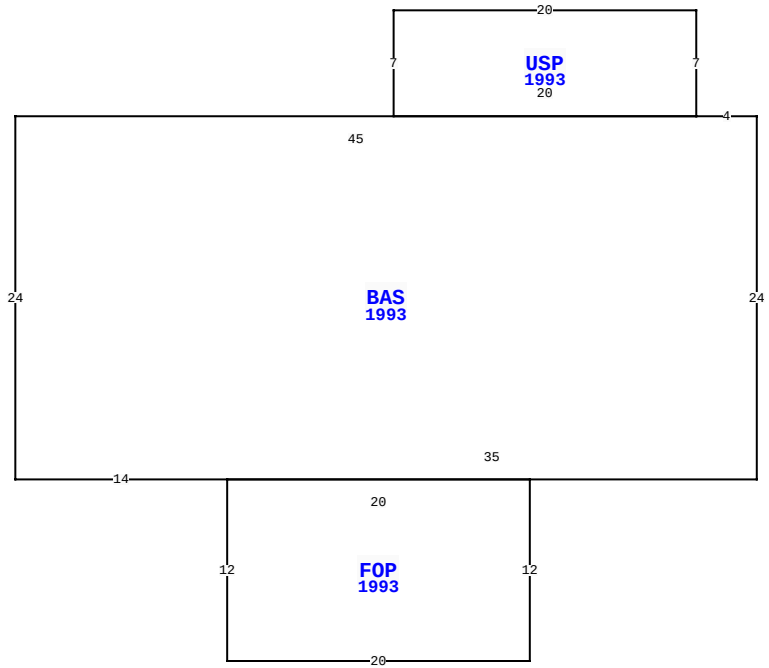
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 08
NEIGHBORHOOD/LOC	8019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	30,030
FOP	240	30	72	1,839
USP	140	50	70	1,787
TOTALS	1,556		1,318	33,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,318	121.6000	85.12	112,188	1965	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1176 HX Base Yr



45039 EVELYN ST, 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	33,656
TOTAL MARKET OB/XF VALUE	14,897
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	58,553
SOH/AGL Deduction	12,798
ASSESSED VALUE	45,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,755
TOTAL JUST VALUE	58,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,745

DW/MH HAS BEEN BUILT AROUND W/ BRICK + BLOCK- PR 1

OWNER ALSO OWNS ADJCNT LOTS: 6/7, 8, 9, 24 + 26

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7668	ADDITION	2,040	11/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1838/1805	2/05/2013	QC	U	I	11	100
GRANTOR: WOMAC WARREN THOMAS						
GRANTEE: PATRICK ADRIAN LEE						
1704/1249	10/08/2010	PR	U	I	19	55,000
GRANTOR: TANNER BETTY MARIE P/						
GRANTEE: WOMAC WARREN THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=1993] N7 W20 S7 E20$ W45 S24 E14
FOP=[YR=1993] S12 E20 N12 W20$ E35 N24$.

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	0511	GARAGE CB-	0	0	40	26	1,040.00	SF	40.00	40.00	100	1980	1980	3	32.5	13,520	
2	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1983	1983	3	20	40	
3	0811	CONCRETE B	0	0	0	0	627.00	SF	5.20	5.20	100	1983	1983	3	41	1,337	

LAND DESCRIPTION

TOTAL OB/XF 14,897

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	0		RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 01/30/2024 BY KWA Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/06/2024 BY SYS