LOT 27
J P PAGE SUB PB 3/20
ESMT IN OR 2680-771

SMITH PAMELA
45168 JAMES ST
CALLAHAN, FL 32011

2024

51-2N-25-4170-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

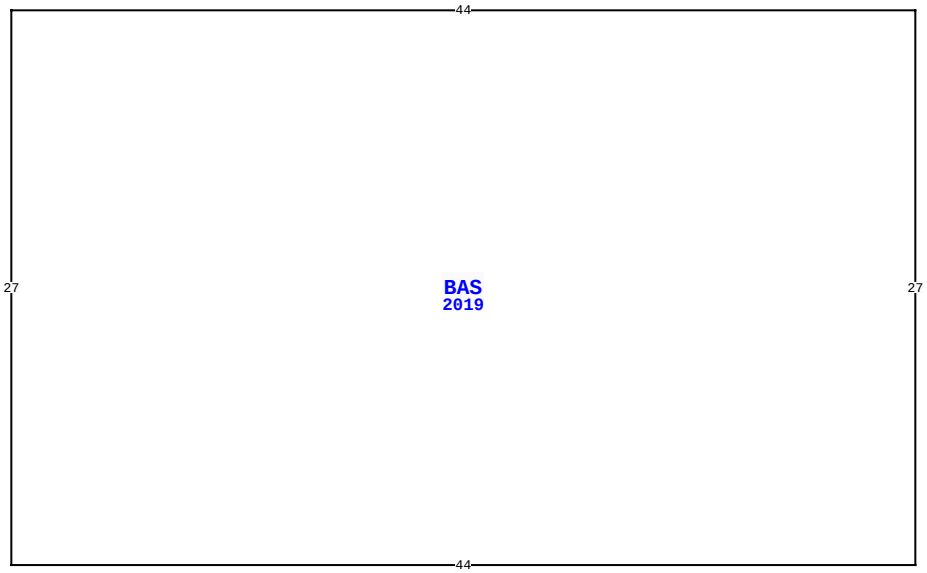
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	100,728
TOTALS	1,188		1,188	100,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,188	116.5500	87.41	103,843	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2019 Heated Area: 1188 HX Base Yr 2019



45168 JAMES 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		100,728
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		110,728
SOH/AGL Deduction		32,254
ASSESSED VALUE		78,474
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		23,474
TOTAL JUST VALUE		110,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,979

RP: 12863355 & 12863356

DW/MH/ID:DISH09723GA(A/B)

MISC SHED NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010291	CO ISSUED	0	10/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2302/1014	9/06/2019	WD	U	I	11	100
GRANTOR: SMITH PAMELA & MITCHE						
GRANTEE: SMITH PAMELA & MITH						
2302/1005	8/16/2019	WD	U	I	11	100
GRANTOR: FLOWERS SABRINA & BET						
GRANTEE: SMITH PAMELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W44 S27 E44 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

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
1	000100	C	SFR	100	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/06/2024 BY SYS