LOT 78
PT OR 1756/1092
J P PAGE SUB PB 3/20

ELMORE JAMIE L/JAMES SHIRLEY MITCHELL
PO BOX 25
CALLAHAN, FL 32011-0025

2024

51-2N-25-4170-0078-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

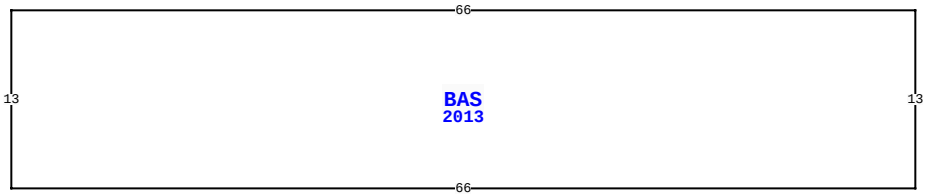
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	858	13,982
TOTALS	858		858	13,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	858	77.6000	54.32	46,607	1992	1992	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 858 HX Base Yr



45049 MARVIN 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	13,982
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	23,982
SOH/AGL Deduction	281
ASSESSED VALUE	23,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,701
TOTAL JUST VALUE	23,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5399	CO ISSUED	0	04/25/2013
E24863	NEW CONSTR	0	03/01/2012
P15801	NEW CONSTR	0	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1756/1092	9/19/2011	QC	U	I	11	7,000

GRANTOR: JAMES SHIRLEY MITCHEL

GRANTEE: ELMORE JAMIE L & SH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W66 S13 E66 N13$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/06/2024 BY SYS