PT OF LOT 7 OR 240/501
ARTHUR JONES SURVEY OR 75/281

HUMPHRIES DAISY M EST
C/O MS MAHOGANY, 1491 BISCAYNE BAY DR
JACKSONVILLE, FL 32218

2024

51-2N-25-4240-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

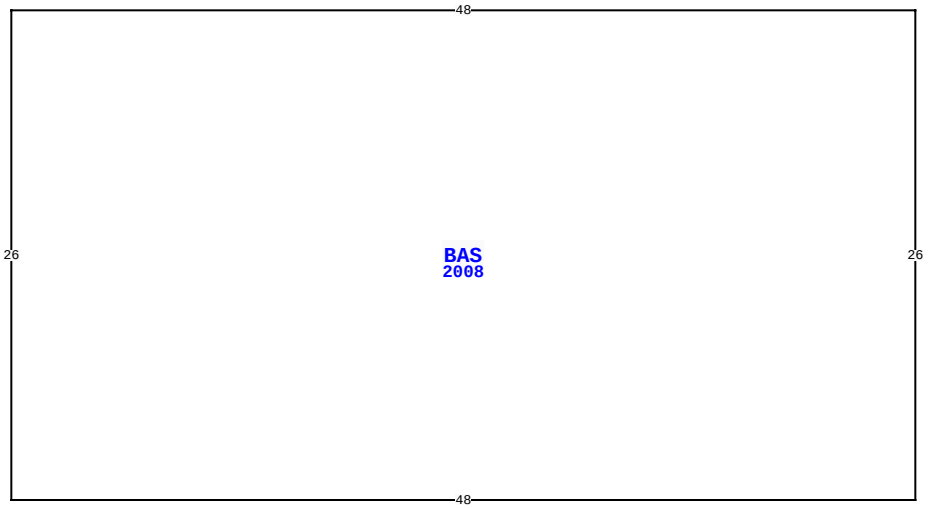
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	15,335
TOTALS	1,248		1,248	15,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	58.5200	40.96	51,118	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



45854 DIXIE AVE, CALLAHAN

BLD DATE	05/20/2008 JW	LGL DATE	06/02/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	15,335
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	23,335
SOH/AGL Deduction	0
ASSESSED VALUE	23,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,335
TOTAL JUST VALUE	23,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2372/1702	6/11/2020	QC	U	I	11	100
GRANTOR: HUMPHRIES MR ELTON						
GRANTEE: MAHOGANY MS						
0371/0394	10/20/1982	FJ	U	I	06	0
GRANTOR: CLERK OF COURT						
GRANTEE: HUMPHRIES DAISY MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S26 E48 N26$.

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	000102	C	SFR/MH	0	0006	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 06/10/2020 BY KBA Total Acres: 0.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 08/06/2024 BY SYS