PT OF E1/2 OF NW1/4
IN OR 2046/436
1995 HORTON SW/MH

RAY RICHARD C & DARA L
17813 N MAIN STREET
JACKSONVILLE, FL 32226

2025

02-2N-24-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

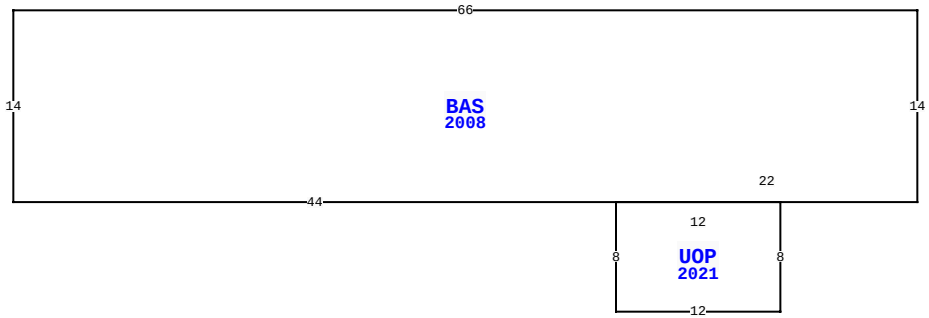
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	46,941
UOP	96	25	2021	24	1,219
TOTALS	1,020			948	48,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	948	135.8400	115.46	109,456	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



36227 FAIRVIEW LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	48,161
TOTAL MARKET OB/XF VALUE	1,968
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	147,629
SOH/AGL Deduction	43,566
ASSESSED VALUE	104,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,063
TOTAL JUST VALUE	147,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/0436	5/11/2016	WD	U	I	37	55,000
GRANTOR: BROCK CHADWICK						
GRANTEE: RAY RICHARD C & DAR						
2026/0617	1/27/2016	WD	U	I	37	31,000
GRANTOR: KLEIN RUSSELL A						
GRANTEE: BROCK CHADWICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E44 UOP=[YR=2021] S8 E12 N8 W12$ E22 N14$.

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	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1997	1997	3	20	960	
2	1242	WD DECK A	0	0	0	0	324.00	SF	10.00	10.00	100	1998	1998	3	20	648	
3	0751	UOP	0	0	8	6	48.00	SF	10.00	10.00	100	2015	2015	3	75	360	

LAND DESCRIPTION

TOTAL OB/XF 1,968

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	RES	0	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS