

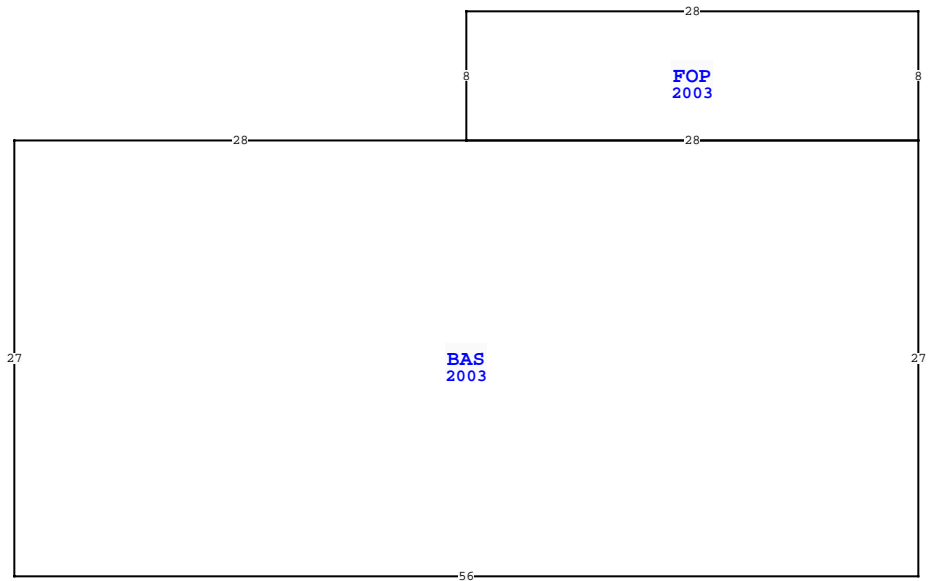
PT OF NE1/4 HMMT 2003 DW/MH  
 L/E OR 1901/1430  
 EX R/W IN OR 236/677

EVERS JANICE L/E/  
 452665 OLD DIXIE HWY  
 CALLAHAN, FL 32011

**2025**

03-2N-24-0000-0002-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
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	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
BAS	1,512	100	2003
FOP	224	30	2003
TOTALS	1,736		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,579	140.1600	119.14	188,122	2003	2003	0	0	50.00	50.00														
1 M/H 94+ - 100% - 2003 Heated Area: 1512 HX Base Yr 2003																									
																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				94,061
TOTAL MARKET OB/XF VALUE				12,906
TOTAL LAND VALUE - MARKET				191,685
TOTAL MARKET VALUE				298,652
SOH/AGL Deduction				156,550
ASSESSED VALUE				142,102
TOTAL EXEMPTION VALUE	HX HB WX			55,722
BASE TAXABLE VALUE				86,380
TOTAL JUST VALUE				298,652
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				256,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971747	MH MOVE-ON	0	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1430	1/21/2014	QC	U	I	11	100

GRANTOR: EVERS JANICE  
 GRANTEE: ROBERTS KRIS A

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2003] W28 S8 BAS=[YR=2003] W28 S27 E56 N27 W28\$ E28 N8\$ .	

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
1	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	29	5,846	
2	0812	CONCRETE C	0 100	0	0	1,182.00	SF	4.00	4.00	100	2003	2003	3	82	3,877	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
4	0462	ST/AL FNC	0 100	12	4	48.00	SF	10.00	10.00	100	2005	2005	3	36	173	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006	OR	0.00	0.00	9.83	AC		1.00	1.00	1.00	19,500.00	19,500.00	191,685							