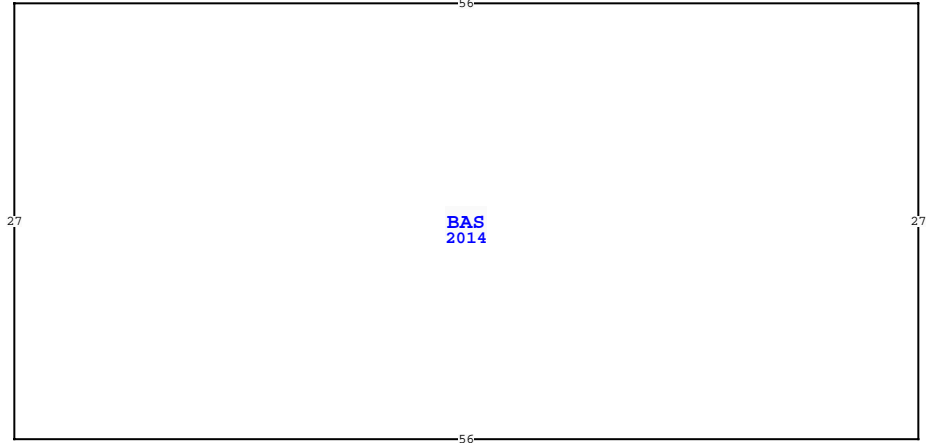


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	125.4000	106.59	161,164	2014	2014	0	0	28.00	72.00
1 M/H 94+ - 100% - 2015 Heated Area: 1512 HX Base Yr 2015											



Quality	04 Quality Level 04				
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	1,512	100	2014	1,512	116,038
TOTALS	1,512			1,512	116,038

452429 OLD DIXIE HWY, CALLAHAN

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

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	0681	POLE SHED	0	100	60	32	SF	22.50	22.50	100	2014	2014	3	71	30,672	

TOTAL OB/XF 30,672

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	170,500							
2	009530	C	POND	100					0.78	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,950							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			116,038
TOTAL MARKET OB/XF VALUE			30,672
TOTAL LAND VALUE - MARKET			172,450
TOTAL MARKET VALUE			319,160
SOH/AGL Deduction			162,163
ASSESSED VALUE			156,997
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			106,275
TOTAL JUST VALUE			319,160
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429399	ADDITION	10,811	10/01/2014
1429337	ADDITION	46,332	09/01/2014
MH145572	CO ISSUED	0	07/11/2014
E1427767	NEW CONSTR	0	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2264/0349	3/25/2019	QC	U	I	11	100
GRANTOR: GRAF HOLLY H						
GRANTEE: GRAF JAMES R						
1729/1990	3/10/2011	WD	Q	V	01	48,800
GRANTOR: BUCCELLA CAROL A & MA						
GRANTEE: GRAF JAMES R & HOLL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2014] W56 S27 E56 N27\$.