IN OR 1792/1836
2001 MERT DW
EX 5-15

ANDERS JACK D
P O BOX 1359
CALLAHAN, FL 32011

2025

04-1N-23-0000-0005-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

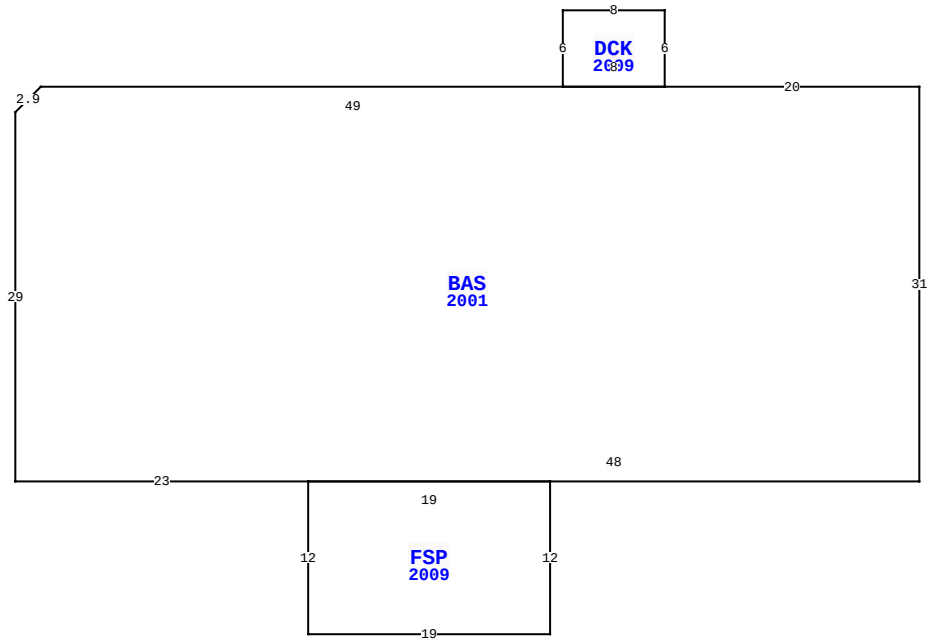
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,199	100	2001	2,199	121,334
DCK	48	15	2009	7	386
FSP	228	60	2009	137	7,559
TOTALS	2,475			2,343	129,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,343	141.1200	119.95	281,043	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2011 Heated Area: 2199 HX Base Yr 2011



2450 ECLIPSE WAY, HILLIARD

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		129,280
TOTAL MARKET OB/XF VALUE		10,826
TOTAL LAND VALUE - MARKET		405,625
TOTAL MARKET VALUE		545,731
SOH/AGL Deduction		351,640
ASSESSED VALUE		194,091
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,369
TOTAL JUST VALUE		545,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1792/1836	5/02/2012	QC	U	I	11	100
GRANTOR: ANDERS JACK D & CONNI						
GRANTEE: ANDERS JACK D						
1314/1703	5/04/2005	WD	Q	I		265,000
GRANTOR: COLLIER LARRY D & DEB						
GRANTEE: ANDERS JACK D & CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 DCK=[YR=2009] N6W8 S6 E8 $W49 D2 L2 S29 E23FSP=[YR=2009] S12 E19N12W19$E48 N31$.

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	0810	CONCRETE A	0	100	28	10	280.00	SF	6.50	6.50	100	2001	2001	3	79	1,438	
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	2001	2001	3	79	739	
3	0510	GARAGE WD-	0	100	26	18	468.00	SF	19.60	19.60	100	2001	2001	3	28	2,568	
4	0350	CARPORT WD	0	100	71	12	852.00	SF	13.00	13.00	100	2001	2001	3	20	2,215	
5	0681	POLE SHED	0	100	48	11	528.00	SF	15.00	15.00	100	2000	2000	3	27	2,138	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2006	2006	3	40	1,728	

LAND DESCRIPTION

TOTAL OB/XF 10,826

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	100	0007	OR	0.00	0.00	27.60	AC		1.00	1.00	1.00	14,500.00	14,500.00	400,200							
2	009530	C	POND	100		OR	0.00	0.00	2.17	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,425							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 29.77 Total Land Value: 405,625 Market: 0 Agricultural: 0 Common: 405,625 PRINTED 07/30/2025 BY SYS