N1/2 OF LOT 2
EAST GRAY GABLES SUB PB 2/50

CARROLL CLIFFORD W L/E/
540960 US HWY 1
CALLAHAN, FL 32011

**2025**

**04-1N-25-2760-0002-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

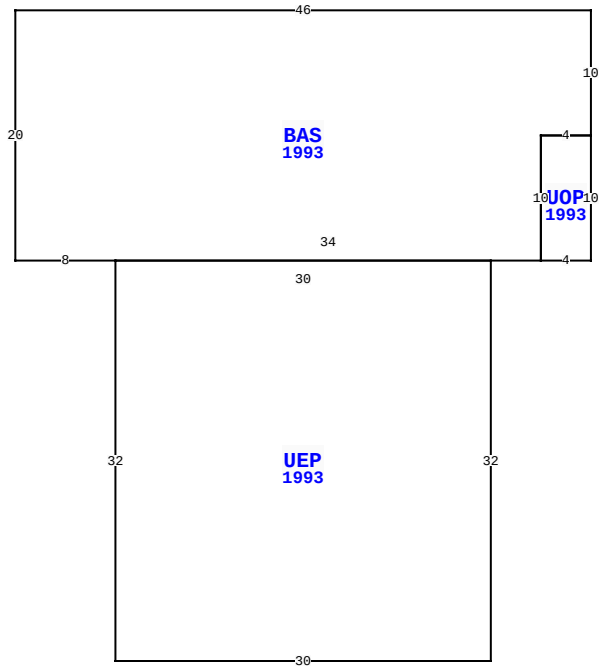
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8028.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 880 | 100 | 1993 | 880 | 19,219 |
| UEP | 960 | 70 | 1993 | 672 | 14,677 |
| UOP | 40 | 25 | 1993 | 10 | 218 |
| TOTALS | 1,880 | | | 1,562 | 34,114 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,562 | 91.0000 | 72.80 | 113,714 | 1965 | 1965 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 880 HX Base Yr




540960 US HWY 1, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/01/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 34,114 |
| TOTAL MARKET OB/XF VALUE | | 20,108 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 99,222 |
| SOH/AGL Deduction | | 59,759 |
| ASSESSED VALUE | | 39,463 |
| TOTAL EXEMPTION VALUE | HX HB WR | 30,000 |
| BASE TAXABLE VALUE | | 9,463 |
| TOTAL JUST VALUE | | 99,222 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 85,378 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6992 | REPAIR/RRF | 1,000 | 02/07/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2256/1437 | 2/15/2019 | QC | U | I | 11 | 100 |

GRANTOR: CARROLL CLIFFORD W
GRANTEE: CARROLL CLIFFORD W

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W46 S20 E8 UEP=[YR=1993] S32 E30 N32 W30$ E34
UOP=[YR=1993] E4 N10 W4 S10$ N10 E4 N10$.

### 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 | 0510 | GARAGE WD- | 0 | 100 | 40 | 29 | 1,160.00 | SF | 35.00 | 35.00 | 100 | 1975 | 1975 | 3 | 20 | 8,120 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 9 | 108.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 648 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 30 | 40 | 1,200.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 27 | 11,340 | |

### LAND DESCRIPTION

TOTAL OB/XF 20,108

| 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 | 0004 | RM | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS