

DAVIS DENISE S
43138 PINWOOD COURT
CALLAHAN, FL 32011

16-1N-25-2912-0008-0012

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

08SHT VINYL 30

03CENTRAL 100

04AIR DUCTED 100

4 100
2 100

02WOOD FRAME 100

0 0 100
0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA08

8005.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,78210020061,78281,382

TOTALS1,7821,78281,382

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

1 0351CARPORT MT0 1002018360.00SF3.003.0010020062006324259

2 0681POLE SHED0 1002420480.00SF15.0015.00100200320033302,160

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYRCONSRV

1 000100CRES1000006OR0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE02/27/2024BYKBA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800021,782116.800099.28176,917200120010054.0046.00

1 M/H 94+ - 100% - 2012Heated Area: 1782HX Base Yr 2012

BAS 2006

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE81,382

TOTAL MARKET OB/XF VALUE2,419

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE133,801

SOH/AGL Deduction64,595

ASSESSED VALUE69,206

TOTAL EXEMPTION VALUEHX HB44,206

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE133,801

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE117,525

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNCDSALE PRICE

1724/06982/14/2011QC U I 11100

GRANTOR: SKIPPER MILTON A

GRANTEE: DAVIS DENISE S

1382/18911/19/2006WD U I 11139,000

GRANTOR: CANONICO DONNA M

GRANTEE: SKIPPER MILTON A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W66 S27 E66 N27\$.