IN OR 123 PG 228
R 583634 & R583635
EX R/W OR 1019/1848

MANGUM MARGIE L EST
55604 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2025

19-1S-24-0000-0001-0070

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

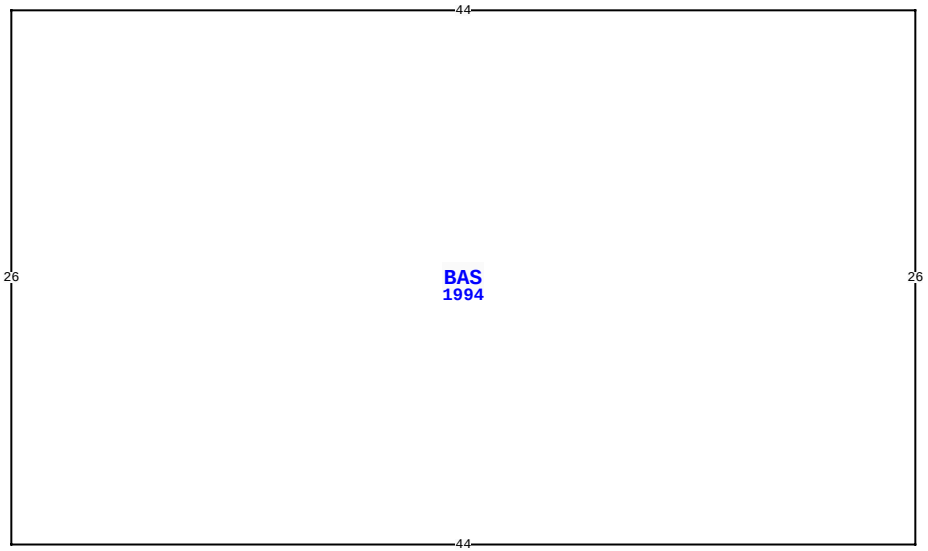
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1994	1,144	34,306
TOTALS	1,144			1,144	34,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	117.6000	99.96	114,354	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1144 HX Base Yr



8622 US HWY 301, BRYCEVILLE

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	34,306
TOTAL MARKET OB/XF VALUE	970
TOTAL LAND VALUE - MARKET	87,750
TOTAL MARKET VALUE	123,026
SOH/AGL Deduction	19,363
ASSESSED VALUE	103,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,663
TOTAL JUST VALUE	123,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W44 S26 E44 N26 $.

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	1242	WD DECK A	0	0	27	8	216.00	SF	10.00	10.00	100	1995	1995	3	20	432	
2	0751	UOP	0	0	0	0	192.00	SF	10.00	10.00	100	2001	2001	3	28	538	

LAND DESCRIPTION

TOTAL OB/XF 970

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	0	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	0.90	19,500.00	17,550.00	87,750							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 5.00 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 07/30/2025 BY SYS