E1/2 OF LOT 1323
2012 CHAMPION DW/MH
IN OR 1700/1996

ANDERSON STEVEN C & KATHERINE F
33573 WYATT TRAIL
CALLAHAN, FL 32011

2025

23-1N-24-2180-1323-0010

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

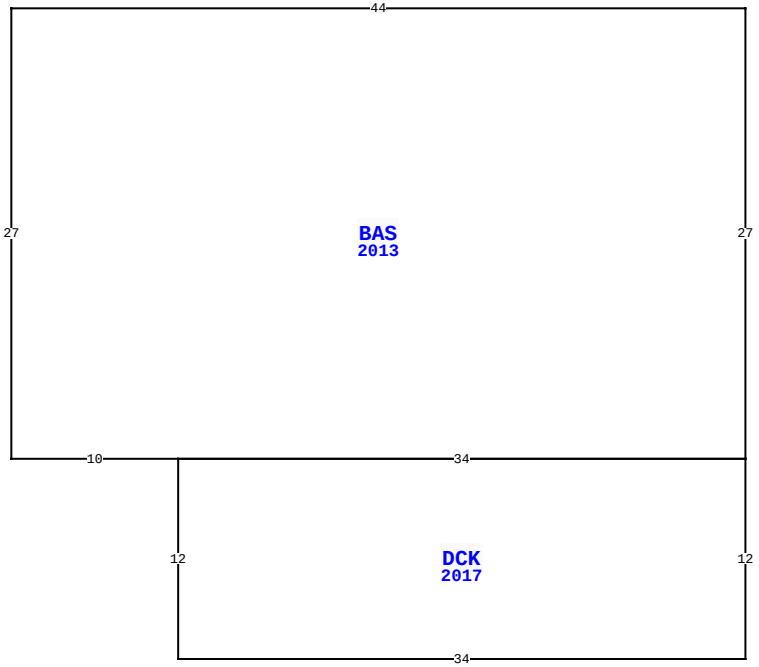
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2013	1,188	96,246
DCK	408	15	2017	61	4,942
TOTALS	1,596			1,249	101,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,249	140.1600	119.14	148,806	2012	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2018 Heated Area: 1188 HX Base Yr 2018



33573 WYATT TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		101,188
TOTAL MARKET OB/XF VALUE		8,370
TOTAL LAND VALUE - MARKET		48,750
TOTAL MARKET VALUE		158,308
SOH/AGL Deduction		65,539
ASSESSED VALUE		92,769
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,047
TOTAL JUST VALUE		158,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5490	CO ISSUED	0	09/11/2013
MHU5490	MH MOVE-ON	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1700/1996	9/24/2010	WD	U	V	30	100

GRANTOR: ANDERSON TOMMY G & RI

GRANTEE: ANDERSON STEVEN C &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W44 S27 E10 DCK=[YR=2017] S12 E34 N12 W34$ E34 N27$.

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	0680	POLE SHED	0	100	30	30	900.00	SF	10.00	10.00	100	2024	2021		93	8,370	

LAND DESCRIPTION

TOTAL OB/XF 8,370

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	5.00	AC		1.00	1.00	0.50	19,500.00	9,750.00	48,750							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 5.00 Total Land Value: 48,750 Market: 0 Agricultural: 0 Common: 48,750 PRINTED 07/30/2025 BY SYS