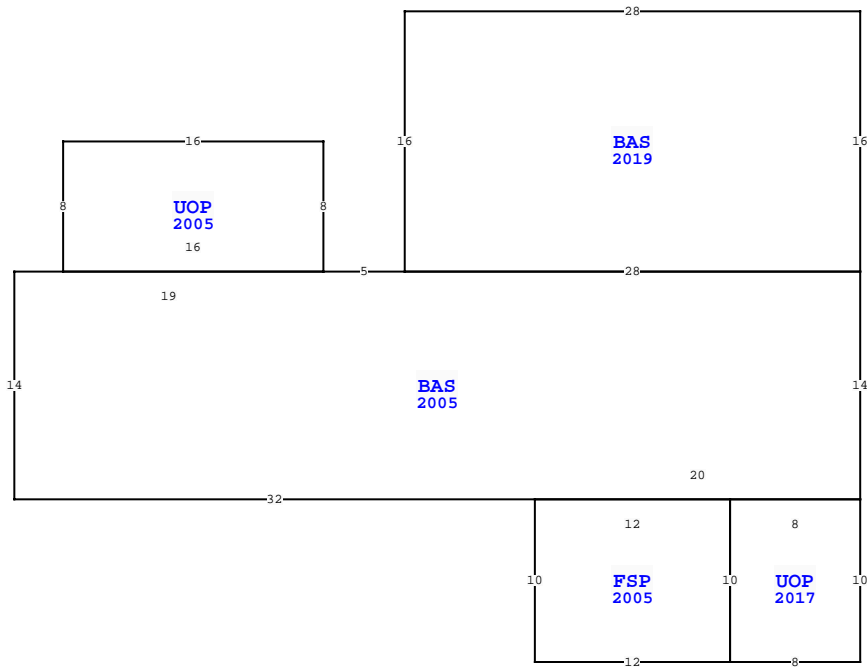


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	05	ASPH TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	2005
BAS	448	100	2019
FSP	120	60	2005
UOP	128	25	2005
UOP	80	25	2017
TOTALS	1,504		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,300	107.8000	86.24	112,112	1991	2003	0	0	50.00	50.00
1 M/H 93- - 100% - 2006 Heated Area: 1176 HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			56,056
TOTAL MARKET OB/XF VALUE			8,082
TOTAL LAND VALUE - MARKET			56,700
TOTAL MARKET VALUE			120,838
SOH/AGL Deduction			75,349
ASSESSED VALUE			45,489
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			20,489
TOTAL JUST VALUE			120,838
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0789	1/20/2005	WD	U	I	11	30,000

GRANTOR: HIGGINBOTHAM MARVIN &  
GRANTEE: PRESCOTT JOHNNY ARN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W28 S16 BAS=[YR=2005] W5 UOP=[YR=2005] N8 W16 S8 E16 \$ W19 S14 E32 FSP=[YR=2005] S10 E12 UOP=[YR=2017] E8 N10 W8 S10\$ N10 W12 \$ E20 N14 W28\$ E28 N16\$ .	

EXTRA FEATURES		43155 BLAIR CT, CALLAHAN												BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/21/2025	MLU
L N	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	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	2001	2001	3	20	579					
2	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	2001	2001	3	20	257					
3	0851	PATIO STON	0 100	50	4	200.00	SF	0.75	0.75	100	2003	2003	3	82	123					
4	0681	POLE SHED	0 100	11	8	88.00	SF	15.00	15.00	100	2001	2001	3	28	370					
5	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2001	2001	3	20	864					
6	0810	CONCRETE A	0 100	0	0	462.00	SF	6.50	6.50	100	2001	2001	3	79	2,372					
7	1243	WD DECK F	0 100	0	0	318.00	SF	8.00	8.00	100	2003	2003	3	20	509					
8	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2003	2003	3	20	864					
9	0810	CONCRETE A	0 100	0	0	340.00	SF	6.50	6.50	100	2019	2019	3	97	2,144					
TOTAL OB/XF																8,082				

LAND DESCRIPTION		TOTAL OB/XF												8,082										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,700							