



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	2011
TOTALS	924		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	M/H	93-	- 100%	- 2021																			
				Heated Area: 924			HX Base Yr	2021															
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2011 </div>																							
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			21,466
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			65,250
TOTAL MARKET VALUE			86,716
SOH/AGL Deduction			29,777
ASSESSED VALUE			56,939
TOTAL EXEMPTION VALUE	HX HB SX		56,939
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			86,716
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95931	MH MOVE-ON	0	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1458	12/22/2020	WD	Q	I	01	58,000
GRANTOR: WILLIAMS RICKY ALLEN						
GRANTEE: HOMANN JANET L						
2302/0611	3/01/2019	SW	Q	I	01	37,500
GRANTOR: GILES SANDRA HIGGINBO						
GRANTEE: WILLIAMS RICKY A						

EXTRA FEATURES																										
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										
43148 BLAIR CT, CALLAHAN																										
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BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2011] W66 S14 E66 N14\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.45	AC		1.00	1.00	1.00	45,000.00	45,000.00	65,250							