BLOCK 4 PT OF LOT 7
IN OR 2018/127
SEC 19-1N-25

MORRIS MICHAEL L
43196 MORRIS DR
CALLAHAN, FL 32011

**2025**

**24-1N-24-0750-0004-0074**

## 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 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 | 03 | Quality Level 03 |

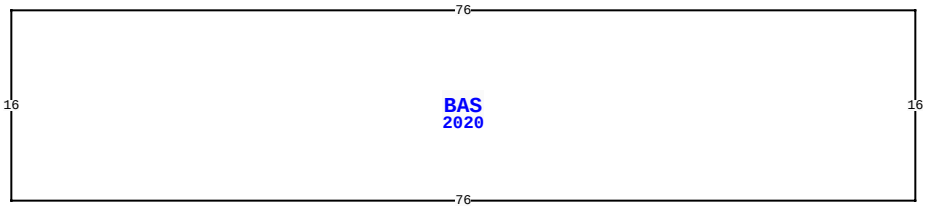
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,216 | 100 | 2020 | 1,216 | 114,688 |
| TOTALS | 1,216 | | | 1,216 | 114,688 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,216 | 116.8000 | 99.28 | 120,724 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

3 M/H 94+ – 100% - 2016 Heated Area: 1216 HX Base Yr 2016




43196 MORRIS DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 10/10/2013 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 114,688 |
| TOTAL MARKET OB/XF VALUE | | 8,528 |
| TOTAL LAND VALUE - MARKET | | 83,250 |
| TOTAL MARKET VALUE | | 206,466 |
| SOH/AGL Deduction | | 72,333 |
| ASSESSED VALUE | | 134,133 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 83,411 |
| TOTAL JUST VALUE | | 206,466 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 176,838 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20003527 | CO ISSUED | 0 | 04/24/2020 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2018/0127 | 11/03/2015 | WD | U | I | 11 | 100 |
| GRANTOR: MORRIS LAMAR D & HARR | | | | | | |
| GRANTEE: MORRIS MICHAEL L | | | | | | |
| 2013/1914 | 11/03/2015 | WD | P | I | 98 | 37,500 |
| GRANTOR: MORRIS LAMAR D & HARR | | | | | | |
| GRANTEE: MORRIS MICHAEL L | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2020] W76 S16 E76 N16$.

### 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 | 0510 | GARAGE WD- | 0 | 100 | 16 | 22 | 352.00 | SF | 24.85 | 24.85 | 100 | 1986 | 1986 | 3 | 20 | 1,749 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 16 | 16 | 320.00 | SF | 11.25 | 11.25 | 100 | 1996 | 1996 | 3 | 23 | 828 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 18 | 11 | 198.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 940 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 24 | 16 | 384.00 | SF | 15.00 | 15.00 | 100 | 2019 | 2019 | 3 | 87 | 5,011 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,528

| 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 | 0005 | OR | 0.00 | 0.00 | 1.85 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 83,250 | | | | | | | |

REVIEW DATE 12/04/2020 BY TW Total Acres: 1.85 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 07/30/2025 BY SYS