IN OR 102 PG 412 (EX 17-1)
2008 SCTB DW/MH

CARROLL ROY S
45001 ASPEN WAY
CALLAHAN, FL 32011

**2025**

**24-2N-24-0000-0017-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 08

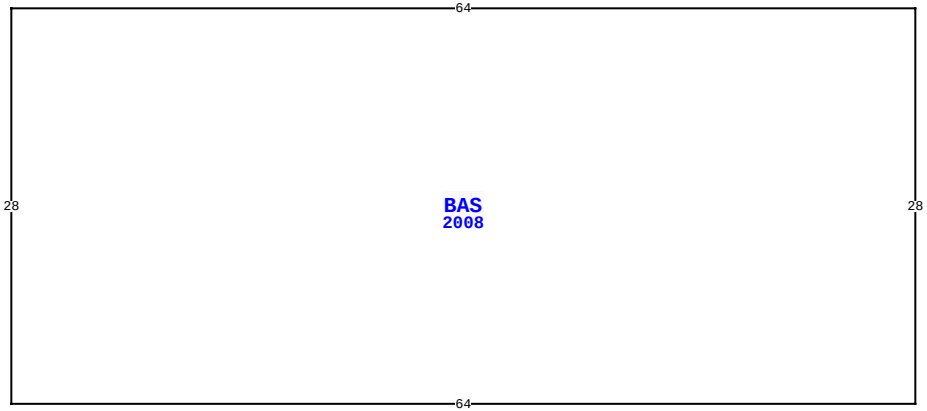
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,792 | 100 | 2008 | 1,792 | 117,422 |
| TOTALS | 1,792 | | | 1,792 | 117,422 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,792 | 128.4800 | 109.21 | 195,704 | 2008 | 2008 | 0 | 0 | 0 | 40.00 | 60.00 |

1 M/H 94+ – 100% - 0 Heated Area: 1792 HX Base Yr




6320 ASPEN WAY, CALLAHAN

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/21/2025 MLU
INC DATE | AG DATE

## 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 | 0511 | GARAGE CB- | 0 | 100 | 24 | 24 | 576.00 | SF | 40.00 | 40.00 | 100 | 1980 | 1980 | 3 | 30 | 6,912 | |
| 2 | 0752 | USP | 0 | 100 | 10 | 12 | 120.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 27 | 486 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 24 | 20 | 480.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 48 | 3,456 | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 117,422 |
| TOTAL MARKET OB/XF VALUE | | 10,854 |
| TOTAL LAND VALUE - MARKET | | 156,000 |
| TOTAL MARKET VALUE | | 284,276 |
| SOH/AGL Deduction | | 156,710 |
| ASSESSED VALUE | | 127,566 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 71,844 |
| TOTAL JUST VALUE | | 284,276 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 246,796 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5050 | CO ISSUED | 0 | 03/01/2008 |
| MH5050 | MH MOVE-ON | 0 | 03/01/2008 |
| P13110 | OTHER | 0 | 03/01/2008 |
| M13603 | MECH OTHER | 0 | 02/01/2008 |
| B21108 | FOUNDATION | 1,950 | 02/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0102/0412 | 1/01/1970 | TA | U | I | | 5,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W64 S28 E64 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 10,854

| 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 | 10.00 | AC | | 1.00 | 1.00 | 0.80 | 19,500.00 | 15,600.00 | 156,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 07/30/2025 BY SYS