

BROWDER DALE E & BRITTANY R
46716 MIDDLE ROAD
CALLAHAN, FL 32011

27-3N-25-0000-0004-0100

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 100

CONSTRUCTION

0900021,404123.2000104.72147,027200320030050.0050.00

TOTAL ADJ PTS

Heated Area: 1404HX Base Yr 2008

MARKET ADJUSTMENTS

Basement

QUALITY

03Quality Level 03

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,404

100

2003

1,404

73,514

TOTALS

1,404

1,404

73,514

EXTRA FEATURES

46716 MIDDLE RD, CALLAHAN

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

1242

WD DECK A

0100

0

0

128.00

SF

10.00

10.00

100

2015

2015

3

65

832

LAND DESCRIPTION

TOTAL OB/XF832

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

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

45,000.00

45,000.00

45,000

REVIEW DATE

07/16/2019

BY

KB

Total Acres:

1.00

Total Land Value:

45,000

Market:

0

Agricultural:

0

Common:

45,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE

73,514

TOTAL MARKET OB/XF VALUE

832

TOTAL LAND VALUE - MARKET

45,000

TOTAL MARKET VALUE

119,346

SOH/AGL Deduction

62,528

ASSESSED VALUE

56,818

TOTAL EXEMPTION VALUE

HX HB31,818

BASE TAXABLE VALUE

25,000

TOTAL JUST VALUE

119,346

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

100,070

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

1476/1965

2/06/2007

WD

Q

I

115,800

GRANTOR: FORTUNE APRIL ETAL

GRANTEE: BROWDER DALE E & BR

1139/1597

5/23/2003

WD

U

I

12

106,600

GRANTOR: QUALITY MOBILE HOMES

GRANTEE: FORTUNE APRIL & J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W52 S27 E52 N27\$.