IN OR 1500/1671
2008 SCTB DW/MH

KNOTT RICHARD WALTER
44202 KNOTT LANDING ROAD
CALLAHAN, FL 32011

2025

31-2N-25-0000-0001-0010

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

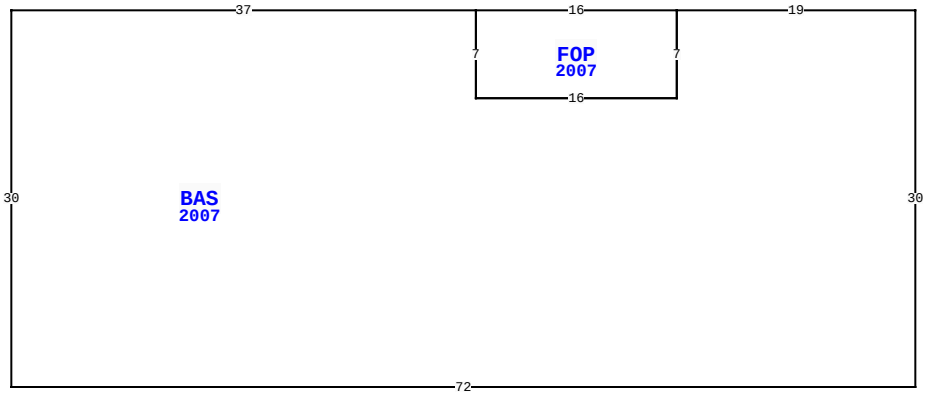
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2007	2,048	130,164
FOP	112	30	2007	34	2,161
TOTALS	2,160			2,082	132,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,082	128.9200	109.58	228,146	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2008 Heated Area: 2048 HX Base Yr 2008



44202 KNOTTS LDG, CALLAHAN

BLD DATE	03/10/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		132,325
TOTAL MARKET OB/XF VALUE		6,027
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		183,352
SOH/AGL Deduction		80,584
ASSESSED VALUE		102,768
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		47,046
TOTAL JUST VALUE		183,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4945	CO ISSUED	0	01/01/2007
MH4945	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/0046	8/29/2012	QC	U	I	11	100
GRANTOR: KNOTT KARRIE RHEA						
GRANTEE: KNOTT RICHARD WALTE						
1500/1671	5/24/2007	WD	Q	I	01	100
GRANTOR: KNOTT ROBERT M & MARY						
GRANTEE: KNOTT RICHARD WALTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 FOP=[YR=2007] W16 S7 E16 N7$ S7 W16 N7 W37 S30 E72 N30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2017	2017	3	74	1,894	
3	0752	USP	0	100	16	12	192.00	SF	15.00	15.00	100	2017	2017	3	81	2,333	

LAND DESCRIPTION

TOTAL OB/XF 6,027

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/04/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS