IN OR 362/619 EX 12-4
1985 SEVI DW/MH

MADDOX MARY A
PO BOX 400
CALLAHAN, FL 32011

2025

37-3N-24-0000-0012-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	04	DIST 01 100
Quality	03	Quality Level 03

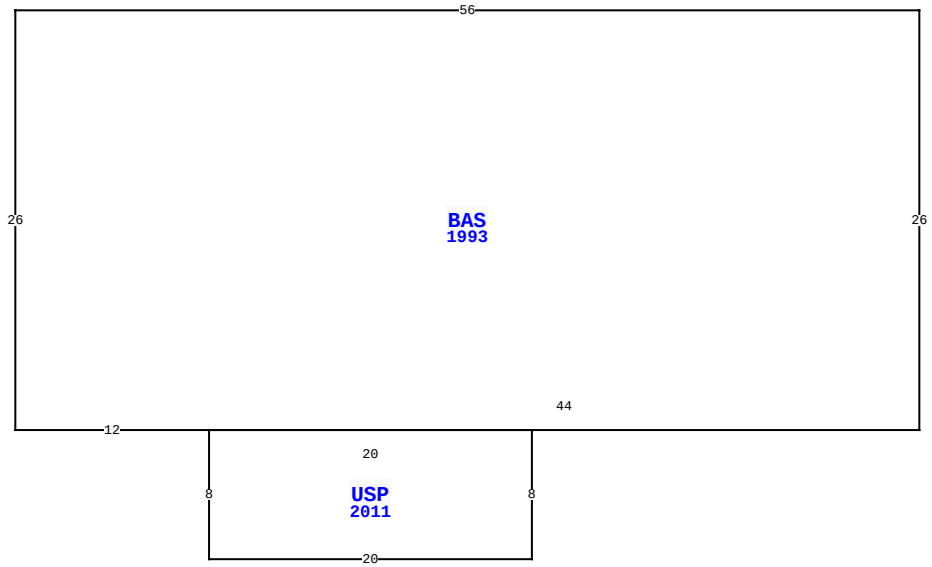
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	37,390
USP	160	50	2011	80	2,054
TOTALS	1,616			1,536	39,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	107.0000	85.60	131,482	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1456 HX Base Yr 1975



36011 IVYS PL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		39,445
TOTAL MARKET OB/XF VALUE		2,726
TOTAL LAND VALUE - MARKET		39,375
TOTAL MARKET VALUE		81,546
SOH/AGL Deduction		58,059
ASSESSED VALUE		23,487
TOTAL EXEMPTION VALUE	HX HB	23,487
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		81,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0414/0176	3/01/1984	WD	U	I		12,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26E12 USP=[YR=2011] S8 E20 N8 W20 $ E44 N26$.

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	0940	SHEDS/PORT	0	100	12	15	180.00	SF	20.10	20.10	100	1980	1980	3	20	724	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2000	2000	3	77	2,002	

LAND DESCRIPTION

TOTAL OB/XF 2,726

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	0.50	AC		1.00	1.00	1.75	45,000.00	78,750.00	39,375							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 0.50 Total Land Value: 39,375 Market: 0 Agricultural: 0 Common: 39,375 PRINTED 07/30/2025 BY SYS