PT OF LOTS 16 & 17
A/K/A TRACT 3 BUNKER HILL SUB
UNR IN OR 2001/981

GODWIN PATRICIA EST
450383 STATE ROAD 200
CALLAHAN, FL 32011

2025

47-2N-25-4080-0017-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

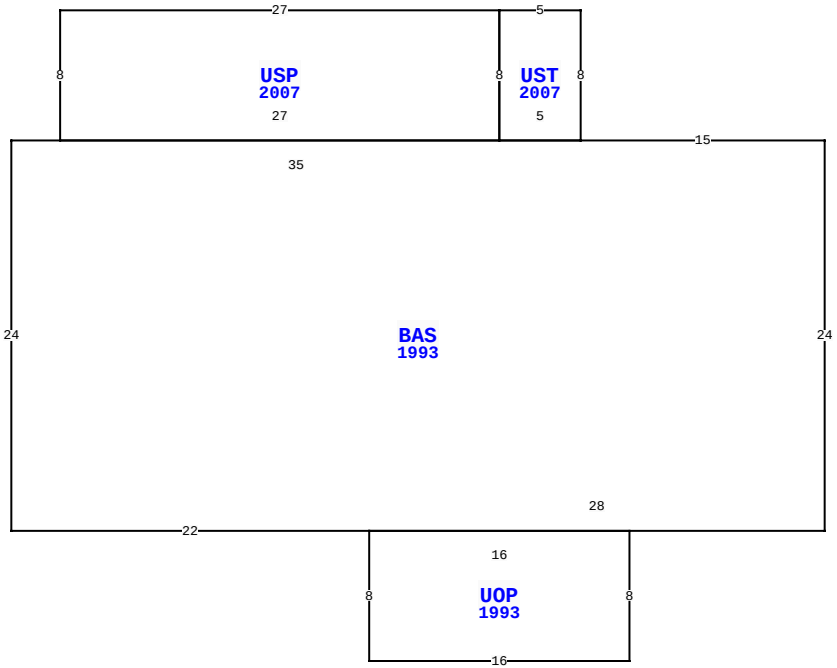
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	35,597
UOP	128	25	1993	32	949
USP	216	50	2007	108	3,204
UST	40	55	2007	22	653
TOTALS	1,584			1,362	40,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,362	123.6000	98.88	134,675	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1200 HX Base Yr



450383 SR 200, CALLAHAN

BLD DATE		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	40,402
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	61,650
TOTAL MARKET VALUE	104,012
SOH/AGL Deduction	14,472
ASSESSED VALUE	89,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,540
TOTAL JUST VALUE	104,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313717	REPAIR/RRF	6,000	11/01/2013
8090	MH MOVE-ON	17,000	03/16/1990
4491	N/A	1,904	11/10/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2001/0981	9/04/2015	SW	U	I	18	20,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GODWIN PATRICIA						
1986/1678	7/25/2013	WD	U	I	12	29,100
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UST=[YR=2007] N8 W5 USP=[YR=2007] W27 S8 E27 N8$ S8 E5$ W35 S24 E22 UOP=[YR=1993] S8 E16 N8 W16$ E28 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	0	0004	OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	45,000.00	45,000.00	61,650							

REVIEW DATE 12/04/2019 BY KBA Total Acres: 1.37 Total Land Value: 61,650 Market: 0 Agricultural: 0 Common: 61,650 PRINTED 07/30/2025 BY SYS