

IN OR 1999/844
1998 FLEET SW/MH
PAR 4-3 SEC 2 & PAR 1-4 SEC 3

WILLIAMS JAMES M & CATHY L
36127 MATT DYLAN DR
CALLAHAN, FL 32011

2026

02-2N-24-0000-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,176	100	1998	1,176	68,511
FOP	40	30	1998	12	699

TOTALS	1,216			1,188	69,210
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0751	UOP
2	0680	POLE SHED

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,188	134.8600	121.37	144,188	1998	2003	0	0	0 52.00	48.00
1 M/H 94+ 0% - 0 Heated Area: 1176 HX Base Yr											
BAS 1998 FOP 1998											

452420 OLD DIXIE HWY, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0751	UOP	0	0	8 14			10.00	100	1995	1995	3	20	224	
2	0680	POLE SHED	0	0	36 12			10.00	100	2002	2002	3	28	1,210	

LAND DESCRIPTION			TOTAL OB/XF 1,434													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		69,210	
TOTAL MARKET OB/XF VALUE		1,434	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		110,644	
SOH/AGL Deduction		17,990	
ASSESSED VALUE		92,654	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		92,654	
TOTAL JUST VALUE		110,644	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,618	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982206	MH MOVE-ON	0	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1999/0844	7/30/2015	WD	Q	I	01
					50,000
GRANTOR: LAYDEN JOHNNIE F					
GRANTEE: WILLIAMS JAMES MATT					
1401/1674	4/05/2006	QC	Q	I	01
					100
GRANTOR: LAYDEN JOHNNIE F & MA					
GRANTEE: LAYDEN JOHNNIE F					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1998] W76 S16 E36 FOP=[YR=1998] E8 N5 W8 S5\$ N5 E8 S5 E32 N16\$.															