

DOVER DANIEL S & KRISTIN P
55010 WHITE DOVE TRAIL
CALLAHAN, FL 32011

14-2N-25-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
05 COMP SHNGL 100
03 DRYWALL 100
14 CARPET 60
08 SHT VINYL 40
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories 0 0 100
Units 0 100

Quality 03 Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8026.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE

BAS 1,800 100 2015 1,800 135,769

DCK 144 15 2015 22 1,660

TOTALS 1,944 1,822 137,429

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 1,822 116.4000 104.76 190,873 2015 2015 0 0 28.00 72.00

M/H 94+ 100% - 2016 Heated Area: 1800 HX Base Yr 2016

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/07/2026 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 200,047

TOTAL MARKET OB/XF VALUE 5,518

TOTAL LAND VALUE - MARKET 80,500

TOTAL MARKET VALUE 286,065

SOH/AGL Deduction 105,714

ASSESSED VALUE 180,351

TOTAL EXEMPTION VALUE HX HB 51,411

BASE TAXABLE VALUE 128,940

TOTAL JUST VALUE 286,065

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 266,299

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1963/1865 2/10/2015 QC U I 11 100

GRANTOR: PURVIS SHERROD GUY

GRANTEE: DOVER DANIEL SCOTT

1959/1767 1/21/2015 FJ U I 11 100

GRANTOR: PURVIS WILLIAM GUY ES

GRANTEE: PURVIS SHERROD GUY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W60 S30 E34 DCK=[YR=2015] S12 E12 N12 W12\$ E26 N30\$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0004 OR 0.00 0.00 1.61 AC 1.00 1.00 1.00 50,000.00 50,000.00 80,500

REVIEW DATE 01/01/2023 BY CD

Total Acres: 1.61 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500

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