

DESORMEAU BRIAN D
43363 ELLIS AVENUE
CALLAHAN, FL 32011

24-1N-24-0750-0003-0104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories Units	1.	1. 100 0 100			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1993	1,836	80,752
UOP	132	25	1993	33	1,452
USP	288	50	1993	144	6,333
TOTALS	2,256			2,013	88,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,013	117.6000	99.96	201,219	1991	2001	0	0	0 56.00	44.00

1 M/H 93- 0% - 0 Heated Area: 1836 HX Base Yr

USP 1993

BAS 1993

UOP 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	88,536
TOTAL MARKET OB/XF VALUE	5,890
TOTAL LAND VALUE - MARKET	103,600
TOTAL MARKET VALUE	198,026
SOH/AGL Deduction	71,602
ASSESSED VALUE	126,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,424
TOTAL JUST VALUE	198,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,383

PERMIT NUM DESCRIPTION AMT ISSUED

MH013536 MH MOVE-ON 0 06/01/2001

8038 XF0B 4,350 04/28/1992

SALES DATA

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

1464/1184 12/11/2006 WD Q I 135,000

GRANTOR:MCKINNEY MICHELLE C &

GRANTEE:DESORMEAU BRIAN D

1341/1608 8/15/2005 WD U I 07 100

GRANTOR:MCKINNEY MICHELLE C E

GRANTEE:MCKINNEY MICHELLE C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48USP=[YR=1993] N12 W24 S12 UOP=[YR=1993]
S13W4 S10 E8 N23 W4\$ E24\$ W20 S27E68 N27\$.

EXTRA FEATURES

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	0940	SHEDS/PORT	0	0	16	10		160.00 SF	30.00	100	1996	1996	3	20	960	
2	0681	POLE SHED	0	0	10	16		160.00 SF	15.00	100	1996	1996	3	20	480	
3	0681	POLE SHED	0	0	9	16		144.00 SF	15.00	100	1996	1996	3	20	432	
4	0940	SHEDS/PORT	0	0	36	12		432.00 SF	30.00	100	2009	2009	3	31	4,018	

43363 ELLIS AVE, CALLAHAN

BLD DATE X F DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU

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	0	0007	OR	0.00	0.00	3.70	AC		1.00	1.00	1.00	28,000.00	28,000.00	103,600							

TOTAL OB/XF

5,890

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.70 Total Land Value: 103,600 Market: 0 Agricultural: 0 Common: 103,600 PRINTED 07/09/2026 BY SYS