

AMMONS FREDNA L L/E/
P O BOX 665
CALLAHAN, FL 32011

37-1N-24-2220-0003-0050

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 60				
Interior Floo	11	CLAY TILE 40				
Air Condition	03	CENTRAL 100				
Heating Type	04	AIR DUCTED 100				
Bedrooms		2 100				
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	8001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,269	100	2002	1,269	62,729	
UCP	648	20	2002	130	6,426	
USP	200	50	2002	100	4,943	
USP	416	50	2002	208	10,282	
TOTALS		2,533		1,707	84,380	
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP L W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0 100 12 12	144.00 SF	30.00	
2	0681	POLE SHED	0 100 24 16	384.00 SF	15.00	
3	0681	POLE SHED	0 100 22 16	352.00 SF	15.00	
4	0681	POLE SHED	0 100 30 30	900.00 SF	15.00	
LAND DESCRIPTION						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE
1	000100	C	RES	100	0007	OR
REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS						

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND
0800	02	1,707	119.4000	107.46	183,434	2002	2002	0	0	0 54.00	46.00
M/H 94+ 100% - 0 Heated Area: 1269 HX Base Yr 2003											
27 27 24 27 -19 5 37 47 52 52 10 10 20 20 UPC 2002 BAS 2002 USP 2002											
33018 JANES LN, CALLAHAN											

NASSAU COUNTY PROPERTY												PAGE 1 of 1			
VALUATION SUMMARY															
VALUATION BY										STANDARD					
Tax Group: 6										Tax Dist:					
BUILDING MARKET VALUE										84,380					
TOTAL MARKET OB/XF VALUE										6,582					
TOTAL LAND VALUE - MARKET										105,000					
TOTAL MARKET VALUE										195,962					
SOH/AGL Deduction										95,129					
ASSESSED VALUE										100,833					
TOTAL EXEMPTION VALUE										HX HB WX SX	100,833				
BASE TAXABLE VALUE										0					
TOTAL JUST VALUE										195,962					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										187,123					
PERMIT NUM		DESCRIPTION				AMT		ISSUED							
MH023793		MH MOVE-ON				0		04/01/2002							
8787		MH MOVE-ON				6,200		01/31/1992							
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U I V I	RSN CD	SALE PRICE								
2003/1052		9/17/2015		FJ	U I	11	100								
GRANTOR: AMMONS GEORGE W EST															
GRANTEE: AMMONS FREDNA L L/E															
0557/0233		11/17/1988		QC	Q V	01	100								
GRANTOR: AMMONS ANN S															
GRANTEE: AMMONS GEORGE W															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2002] W10 USP=[YR=2002] N10 W20 S10 E20 \$ W37 UCP=[YR=2002] W24 S27 E19 USP=[YR=2002] S8 E52 N8 W52 \$ E5 N27 \$ S27 E47 N27 \$.															