IN OR 362/619 EX 12-4
1985 SEVI DW/MH

MADDOX MARY A
PO BOX 400
CALLAHAN, FL 32011

**2026**

**37-3N-24-0000-0012-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 02 | WALL BOARD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| 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 | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

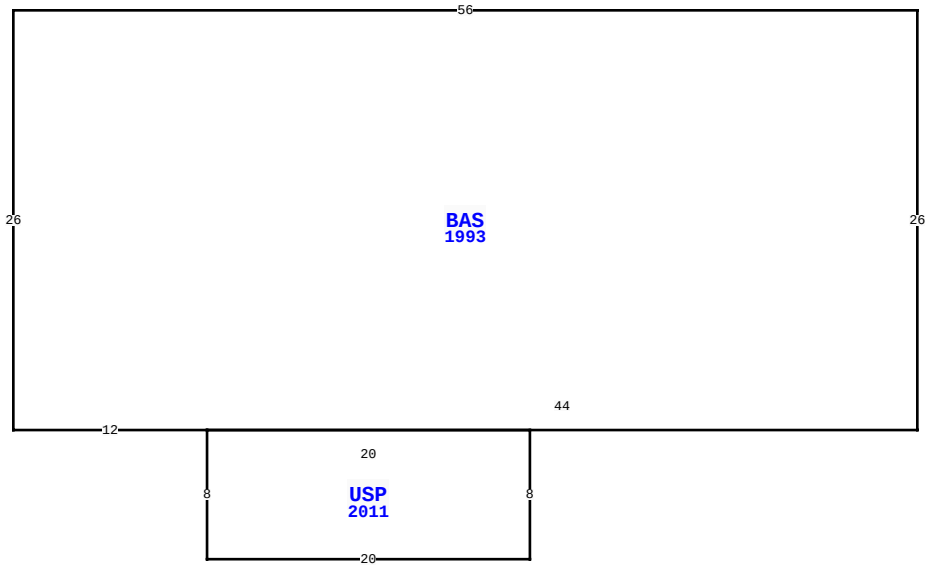
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,456 | 100 | 1993 | 1,456 | 39,727 |
| USP | 160 | 50 | 2011 | 80 | 2,183 |
| TOTALS | 1,616 | | | 1,536 | 41,910 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,536 | 107.0000 | 90.95 | 139,699 | 1985 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 0 Heated Area: 1456 HX Base Yr 1975




36011 IVYS PL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 41,910 |
| TOTAL MARKET OB/XF VALUE | | 724 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 77,634 |
| SOH/AGL Deduction | | 53,513 |
| ASSESSED VALUE | | 24,121 |
| TOTAL EXEMPTION VALUE | HX HB | 24,121 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 77,634 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 81,546 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0414/0176 | 3/01/1984 | WD | U | I | | 12,000 |

GRANTOR:
GRANTEE:

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26E12 USP=[YR=2011] S8 E20 N8 W20 $ E44 N26$.

### 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 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 15 | 180.00 | SF | 20.10 | 20.10 | 100 | 1980 | 1980 | 3 | 20 | 724 | |

### LAND DESCRIPTION

TOTAL OB/XF 724

| 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 | 100 | 0005 | OR | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.75 | 40,000.00 | 70,000.00 | 35,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/09/2026 BY SYS