IN OR 934/863
FPL ESMT IN OR 418/630
R236062 & R236063

BAKER WILLIAM JUNIOR
PO BOX 1862
CALLAHAN, FL 32011-1862

2023

03-1N-25-0000-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	01	Quality Level 01

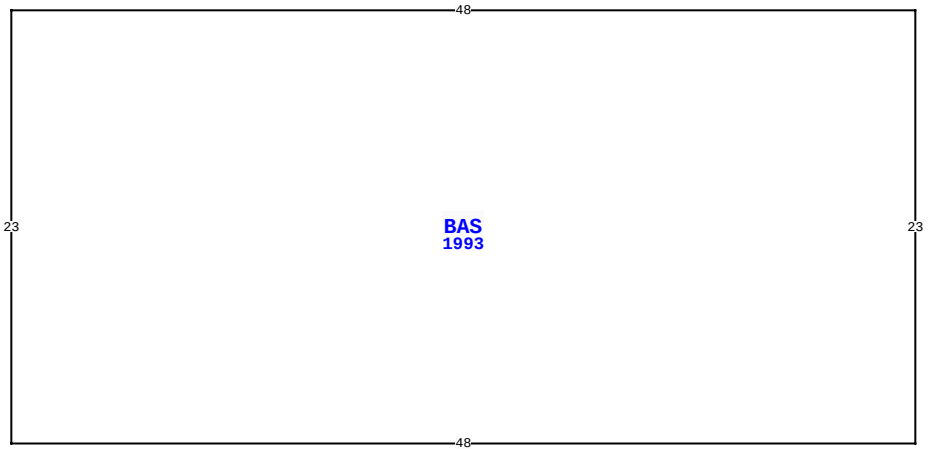
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	11,910
TOTALS	1,104		1,104	11,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	55.3300	35.96	39,700	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr



54006 LILLY CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	11,910
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,900
TOTAL MARKET VALUE	66,810
SOH/AGL Deduction	13,140
ASSESSED VALUE	53,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,670
TOTAL JUST VALUE	66,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0863	5/31/2000	QC	U	I	01	100
GRANTOR: ROSE DEBBIE SUE BAKER						
GRANTEE: BAKER WILLIAM JUNIO						
0416/0082	3/01/1984	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,900							

REVIEW DATE 07/20/2022 BY KBA Total Acres: 3.05 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 08/02/2023 BY SYS