PT SEC 3 IN OR 3557/1453

BARKER DYLAN & LISA/BAKER LISA
54195 CHRUCH RD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

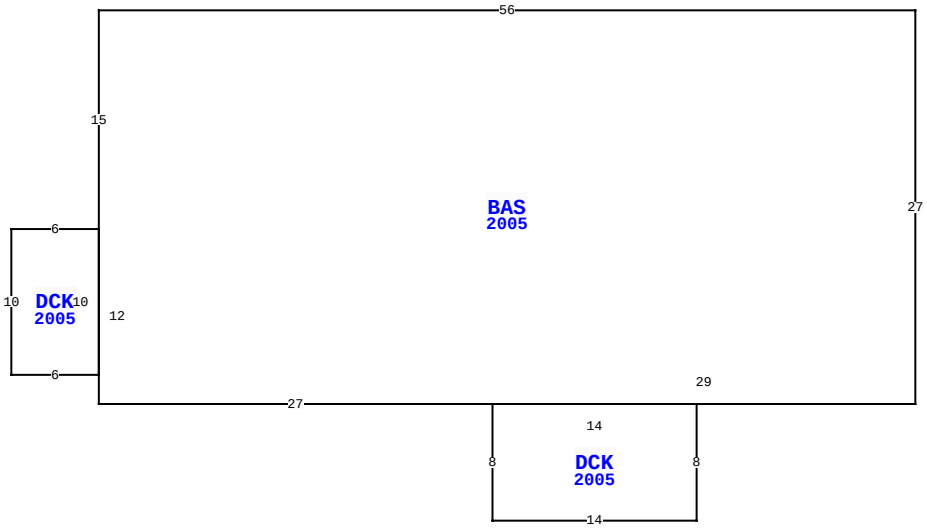
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,512	100	1,512	70,227
DCK	60	15	9	418
DCK	112	15	17	789
TOTALS	1,684		1,538	71,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,538	123.2000	80.08	123,163	1993	2005	0	0	0	42.00	58.00

1 M/H 93- – 100% - 2023 Heated Area: 1512 HX Base Yr 2023



54195 CHURCH RD, 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		71,435
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		106,435
SOH/AGL Deduction		7,429
ASSESSED VALUE		99,006
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,006
TOTAL JUST VALUE		106,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,913

5/2023KW: MISC STRG = NV

BLDG:1:1: DW/MH/ID: CLFL35059(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z970911	FIRE SPRNK	0	11/01/1997
MH961195	MH MOVE-ON	0	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1453	4/20/2022	WD	Q	I	01	150,000
GRANTOR: BRADLEY LEE SR & JOYC						
GRANTEE: BARKER DYLAN & LISA						
2408/1105	11/06/2020	WD	Q	I	01	110,000
GRANTOR: GREEN KATHRYN E & JOS						
GRANTEE: BRADLEY LEE SR & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W56 S15 DCK=[YR=2005] W6 S10 E6 N10$ S12 E27
DCK=[YR=2005] S8 E14 N8 W14$ E29 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS