PT OF SEC 3-1N-25E
IN OR 2634/1627

ZOELLER JARED
PO BOX 16976
FERNANDINA BEACH, FL 32035

2023

03-1N-25-0000-0001-0760

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

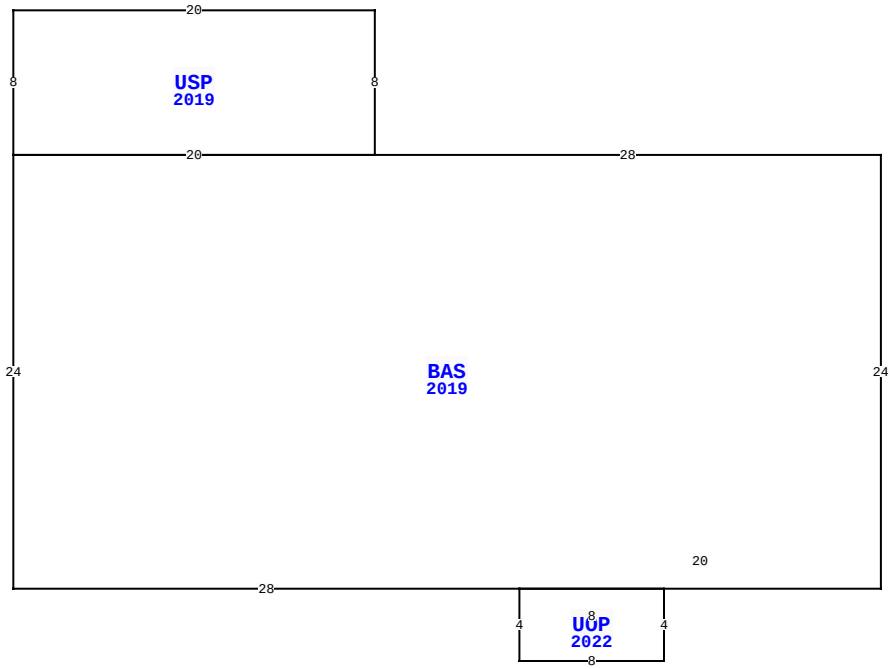
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,152	100	1,152	27,586
UOP	32	25	8	192
USP	160	50	80	1,916
TOTALS	1,344		1,240	29,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,240	122.8000	79.82	98,977	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1152 HX Base Yr



54100 HONEYSUCKLE LN, 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	29,693
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,200
TOTAL MARKET VALUE	75,893
SOH/AGL Deduction	0
ASSESSED VALUE	75,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,893
TOTAL JUST VALUE	75,893
NCON VALUE	192
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/1627	3/29/2023	WD	Q	I	01	120,000
GRANTOR: SIKES DOROTHY						
GRANTEE: ZOELLER JARED						
2622/1485	3/01/2023	WD	U	I	11	100
GRANTOR: SIKES DOROTHY						
GRANTEE: SIKES DOROTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 USP=[YR=2019] N8 W20 S8 E20$ W20 S24 E28
UOP=[YR=2022] S4 E8 N4 W8$ E20 N24$.

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	0			0.00	0.00	1.32	AC		1.00	1.00	1.00	35,000.00	35,000.00	46,200							

REVIEW DATE 02/09/2023 BY KW Total Acres: 1.32 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 08/02/2023 BY SYS