LOT 1 R497590
IN OR 729 PG 1557
GARDEN POINT PB 5/94

MEEKS GARY L
54143 HONEYSUCKLE LANE
CALLAHAN, FL 32011

2023

03-1N-25-0620-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

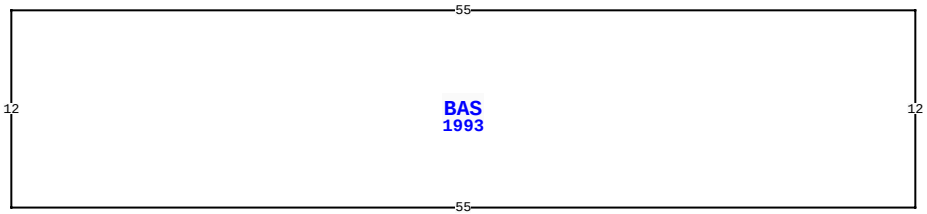
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	12,046
TOTALS	660		660	12,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	93.6000	60.84	40,154	1979	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 660 HX Base Yr



54143 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	12,046
TOTAL MARKET OB/XF VALUE	1,748
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	48,794
SOH/AGL Deduction	16,493
ASSESSED VALUE	32,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,301
TOTAL JUST VALUE	48,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8492	MH MOVE-ON	4,000	03/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0729/1557	5/17/1995	WD	Q	I		26,000
GRANTOR: MIZELL WALTER & DENIS						
GRANTEE: MEEKS NORMAN & GARY						
0622/0212	3/20/1991	WD	U	V	13	15,000
GRANTOR: GROOMS MANLEY & S Y						
GRANTEE: MIZELL WALTER & C D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S12 E55 N12 $.

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
2	0940	SHEDS/PORT	0	0	12	20	240.00	SF	19.50	19.50	100	1995	1995	3	20	936	
4	0751	UOP	0	0	14	20	280.00	SF	10.00	10.00	100	2000	2000	3	29	812	

LAND DESCRIPTION

TOTAL OB/XF 1,748

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS