LOT 3 R816217 R816218 R816219
IN OR 768 PG 1776
GARDEN POINT PB 5/94

OWENS TERESA D
54109 HONEYSUCKLE LANE
CALLAHAN, FL 32011

2023

03-1N-25-0620-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
Quality	03	Quality Level 03

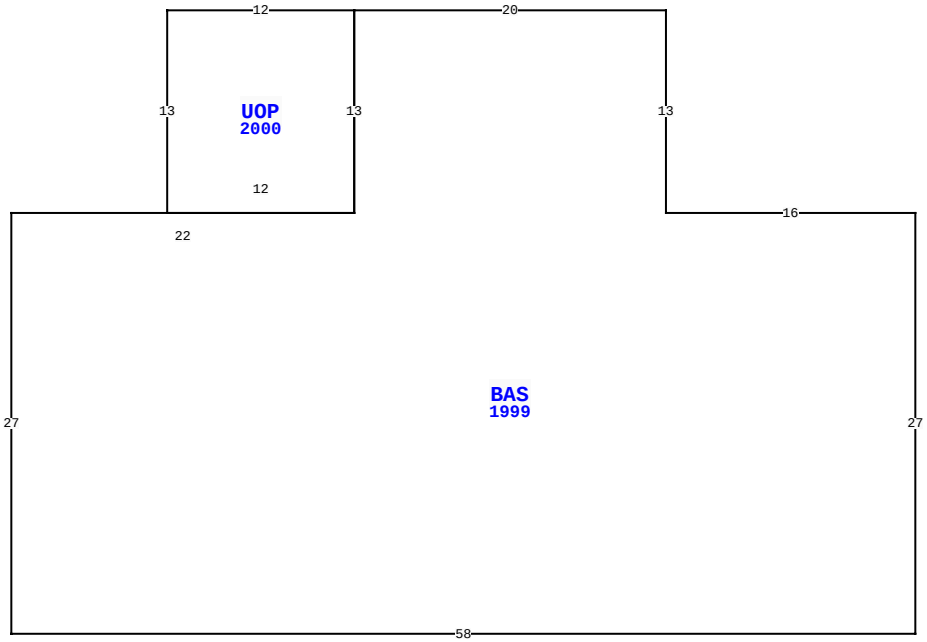
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	66,139
UOP	156	25	39	1,412
TOTALS	1,982		1,865	67,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,865	117.6000	82.32	153,527	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 1826 HX Base Yr



54109 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		67,552
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		105,652
SOH/AGL Deduction		46,978
ASSESSED VALUE		58,674
TOTAL EXEMPTION VALUE	HX HB	33,674
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0768/1776	8/21/1996	QC	U	I	06	100
GRANTOR: TURNER KEITH A						
GRANTEE: OWENS TERESA D						
0571/0043	5/26/1989	WD	U	V	10	10,000
GRANTOR: 1ST UNION NATL BANK						
GRANTEE: TURNER & OWENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 N13 W20 UOP=[YR=2000] W12 S13 E12 N13 $ S13 W22 S27 E58 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
1	1243	WD DECK F	0	100	0	0	122.00	SF	8.00	8.00	100	1989	1989	3	20	195	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	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 01/30/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS