LOTS 4 & 5
GARDEN POINT PB 5/94

SLAGLE CINDY/SLAGLE MORRISON JR ET AL
54075 HONEYSUCKLE LANE
CALLAHAN, FL 32011

2023

03-1N-25-0620-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

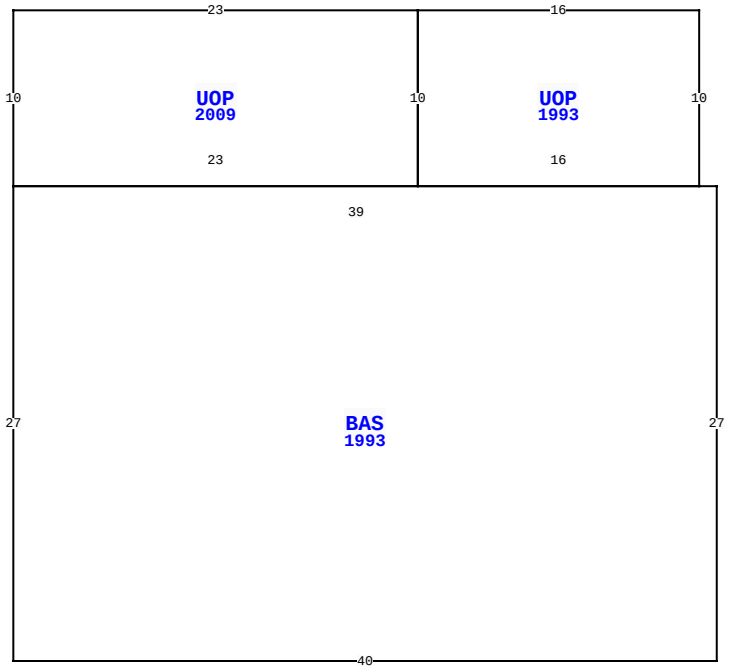
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,080	100	1,080	20,499
UOP	160	25	40	759
UOP	230	25	58	1,101
TOTALS	1,470		1,178	22,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,178	116.8000	75.92	89,434	1987	1987	0	0	5	70.00	25.00

1 M/H 93- – 50% - 2009 Heated Area: 1080 HX Base Yr 2009



54075 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		22,358
TOTAL MARKET OB/XF VALUE		392
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		85,750
SOH/AGL Deduction		23,793
ASSESSED VALUE		61,957
TOTAL EXEMPTION VALUE	HA HAB	19,082
BASE TAXABLE VALUE		42,875
TOTAL JUST VALUE		85,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2116078	CO ISSUED	0	02/06/2023
21016077	DEMOLITION	10,000	11/18/2021
21016078	NEW CONSTR	286,880	11/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0066	4/28/2021	QC	U	I	11	100
GRANTOR: SLAGLE CINDY						
GRANTEE: SLAGLE MORRISON A J						
1154/1917	7/18/2003	QC	U	I	06	100
GRANTOR: LLOYD BARNEY						
GRANTEE: LLOYD BARNEY L SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N10 W16 UOP=[YR=2009] W23 S10 E23 N10 $ S10 E16 $ W39 S27 E40 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
5	1242	WD DECK A	0	50	0	0	196.00	SF	10.00	10.00	100	2000	2000	3	20	392	

LAND DESCRIPTION

TOTAL OB/XF 392

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	50		OR	0.00	0.00	2.00	AC		1.00	1.00	0.90	35,000.00	31,500.00	63,000							

REVIEW DATE 02/08/2023 BY KW Total Acres: 2.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS