LOT 6 2001 FLEETWOOD DW
IN OR 600/432 & 434
GARDEN POINT PB 5/94

MEEKS GARY L
54051 HONEYSUCKLE LANE
CALLAHAN, FL 32011

2023

03-1N-25-0620-0006-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

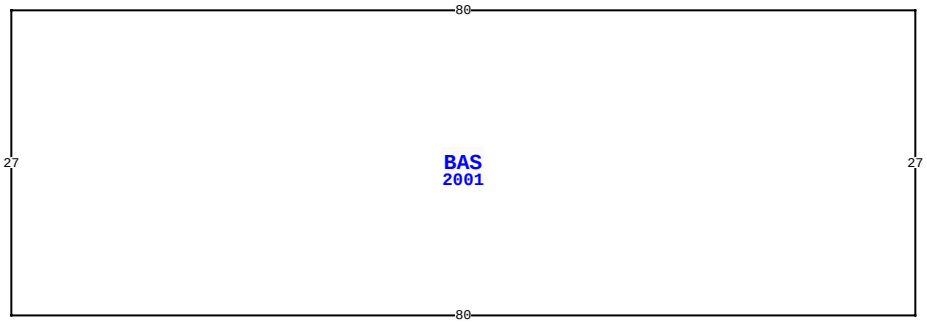
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	122,939
TOTALS	2,160		2,160	122,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	135.5200	94.86	204,898	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 0 Heated Area: 2160 HX Base Yr



54051 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		122,939
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		160,949
SOH/AGL Deduction		98,098
ASSESSED VALUE		62,851
TOTAL EXEMPTION VALUE	HX HB DX	42,851
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		160,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013559	MH MOVE-ON	0	07/01/2001
MH992684	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0600/0434	6/25/1990	QC	U	I	01	100
GRANTOR: MEEKS SHARON G						
GRANTEE: MEEKS GARY L						
0600/0432	6/25/1990	WD	U	I	10	100
GRANTOR: 1ST UNION NATL BANK						
GRANTEE: MEEKS GARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W80 S27 E80 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/30/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS