LOT 2
IN OR 2080/1722
GARDEN POINT UNIT 2 PB 6/151

HUGHES MEAGAN &/COCHRAN BRIAN
54184 HUCKLEBERRY LN
CALLAHAN, FL 32011

2023

03-1N-25-0621-0002-0000

BUILDING CHARACTERISTICS

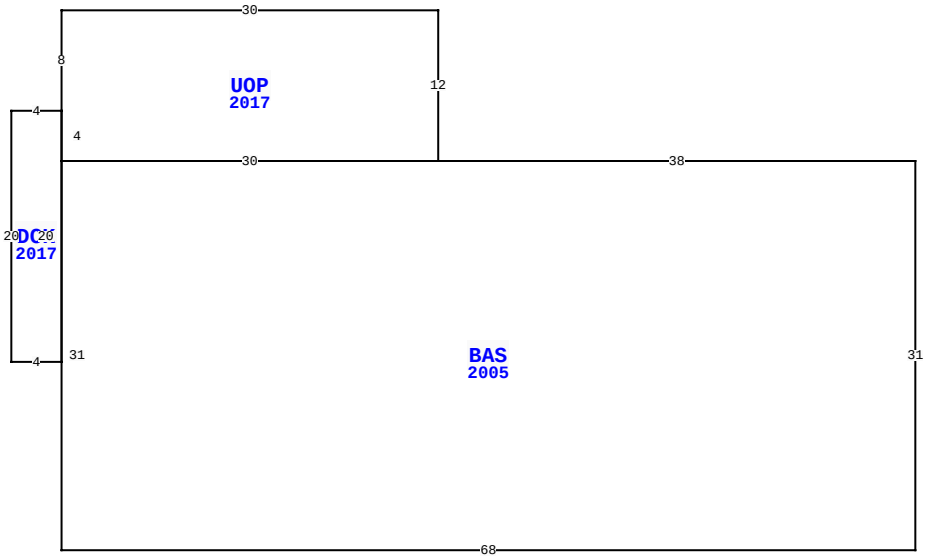
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,108	100	2,108	97,177
DCK	80	15	12	553
UOP	360	25	90	4,149
TOTALS	2,548		2,210	101,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,210	117.6000	82.32	181,927	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2017 Heated Area: 2108 HX Base Yr 2017



54184 HUCKLEBERRY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		101,879
TOTAL MARKET OB/XF VALUE		3,626
TOTAL LAND VALUE - MARKET		58,450
TOTAL MARKET VALUE		163,955
SOH/AGL Deduction		60,939
ASSESSED VALUE		103,016
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,016
TOTAL JUST VALUE		163,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413995	ELEC OTHER	0	12/01/2004
MH4494	MH MOVE-ON	0	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2080/1722	10/31/2016	SW	U	I	18	80,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HUGHES MEAGAN & BRI						
2057/0904	4/14/2016	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W38 UOP=[YR=2017] N12 W30 S8 DCK=[YR=2017] W4 S20 E4 N20$ S4 E30$ W30 S31 E68 N31$.

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
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2004	2004	3	24	511	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,626

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	100			0.00	0.00	1.67	AC		1.00	1.00	1.00	35,000.00	35,000.00	58,450							

REVIEW DATE 01/30/2020 BY KBA Total Acres: 1.67 Total Land Value: 58,450 Market: 0 Agricultural: 0 Common: 58,450 PRINTED 08/02/2023 BY SYS