LOT 6
GARDEN POINT UNIT 2 PB 6/151

JERNIGAN OLLY DALE &/FOSTER CHELSEA PAIGE
54245 HUCKLEBERRY LANE
CALLAHAN, FL 32011-7623

2023

03-1N-25-0621-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

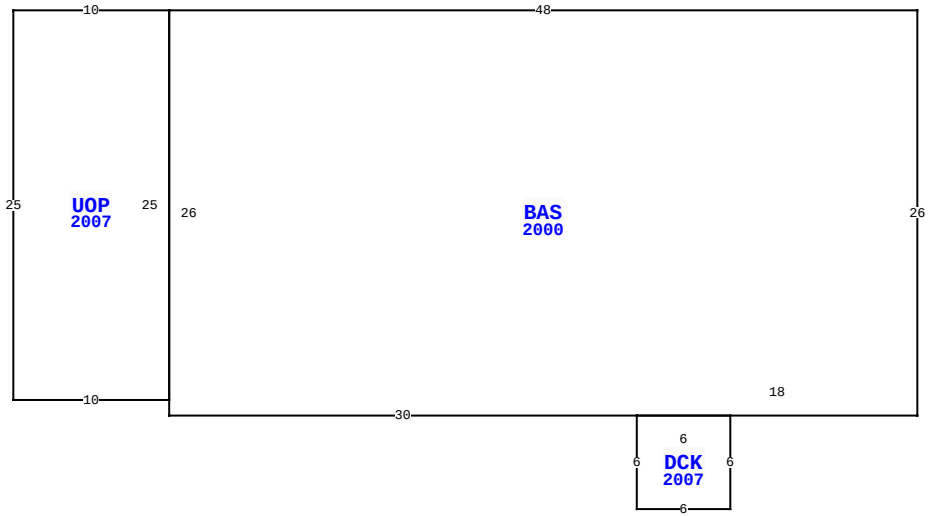
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,248	100	1,248	51,661
DCK	36	15	5	207
UOP	250	25	62	2,567
TOTALS	1,534		1,315	54,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,315	123.2000	86.24	113,406	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2022 Heated Area: 1248 HX Base Yr 2022



54245 HUCKLEBERRY LN, CALLAHAN

BLD DATE	07/17/2008	JW	LGL DATE
XF DATE	07/17/2008	JW	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,708
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,450
TOTAL MARKET VALUE		108,158
SOH/AGL Deduction		10,630
ASSESSED VALUE		97,528
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,528
TOTAL JUST VALUE		108,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0629	4/01/2021	WD	Q	I	02	120,000
GRANTOR: PERRY CLYDE & DEBRA J						
GRANTEE: JERNIGAN OLLY DALE						
2195/1952	3/21/2018	QC	U	I	11	100
GRANTOR: PERRY CLYDE						
GRANTEE: PERRY CLYDE & DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 UOP=[YR=2007] W10 S25 E10 N25$ S26 E30
DCK=[YR=2007] S6 E6 N6 W6$ E18 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006		0.00	0.00	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 01/30/2019 BY KBA Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/02/2023 BY SYS

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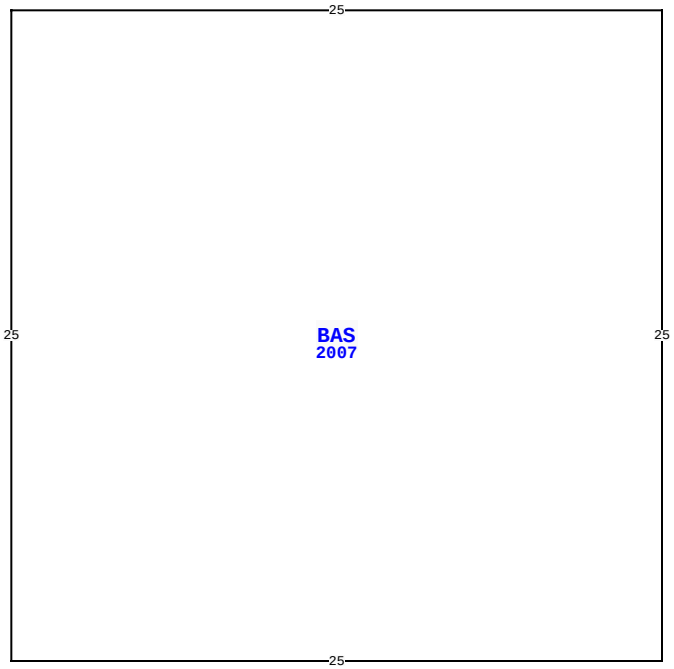
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE 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	625	100	625	16,274
TOTALS	625		625	16,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	625	97.9000	34.26	21,412	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2022 Heated Area: 625 HX Base Yr 2022



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GRANTOR: PERRY CLYDE						
GRANTEE: PERRY CLYDE & DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 S25 E25 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/30/2019 BY KBA Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/02/2023 BY SYS