LOT 7
GARDEN POINT UNIT 2 PB 6/151

CELSO ADAM
54203 HUCKLEBERRY LANE
CALLAHAN, FL 32011

2023

03-1N-25-0621-0007-0000

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	11	CLAY TILE 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	04	Quality Level 04

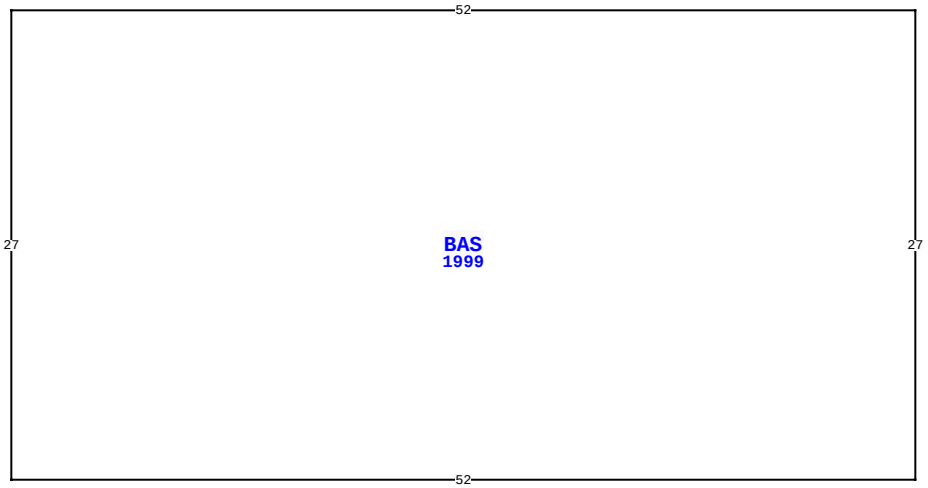
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	92,516
TOTALS	1,404		1,404	92,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	140.8000	91.52	128,494	1993	2012	0	0	0	28.00	72.00

1 M/H 93- – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



54203 HUCKLEBERRY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,516
TOTAL MARKET OB/XF VALUE		7,110
TOTAL LAND VALUE - MARKET		37,450
TOTAL MARKET VALUE		137,076
SOH/AGL Deduction		22,484
ASSESSED VALUE		114,592
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,592
TOTAL JUST VALUE		137,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1121	10/30/2020	WD	Q	I	02	141,000
GRANTOR: JENKINS KAISYN T						
GRANTEE: CELSO ADAM						
2228/0195	10/01/2018	WD	Q	I	01	105,000
GRANTOR: PHILLIPS STEPHEN						
GRANTEE: JENKINS KAISYN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S27 E52 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	0810	CONCRETE A	0	100	0	0	672.00	SF	6.50	6.50	100	2001	2001	3	82	3,582	
2	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100	2001	2001	3	30	1,080	
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2001	2001	3	20	1,440	
4	0751	UOP	0	100	24	14	336.00	SF	10.00	10.00	100	2001	2001	3	30	1,008	

LAND DESCRIPTION

TOTAL OB/XF 7,110

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	0005		0.00	0.00	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/02/2023 BY SYS