LOT 3
1986 CATA DW/MH
NATURE TRAIL PB 5/360

BYRD ADAM & KAREN
54299 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-1420-0003-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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
Quality	05	Quality Level 05

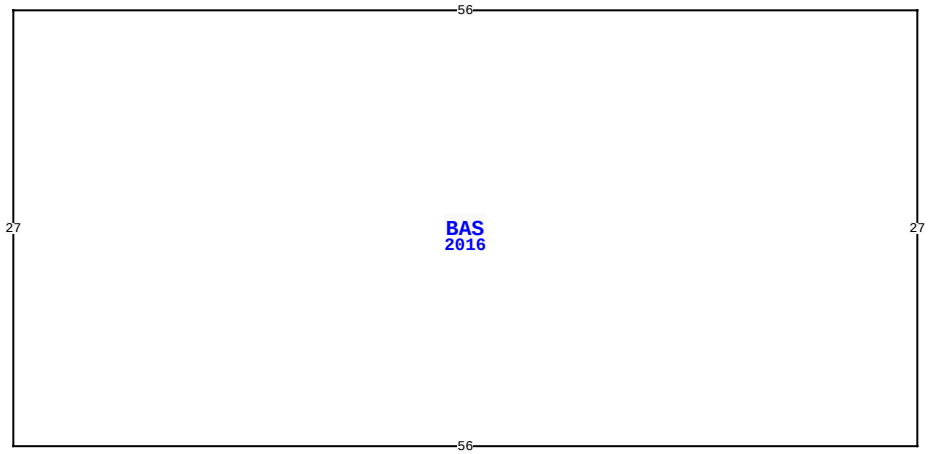
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	145,123
TOTALS	1,512		1,512	145,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	139.9200	97.94	148,085	2016	2020	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2022 Heated Area: 1512 HX Base Yr 2022



BLD DATE	03/10/2008 KWJW	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

54299 CHURCH RD, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		145,123
TOTAL MARKET OB/XF VALUE		7,110
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		187,933
SOH/AGL Deduction		40,179
ASSESSED VALUE		147,754
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,754
TOTAL JUST VALUE		187,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165740	CO ISSUED	0	07/06/2016
B1632438	XFOB	17,138	06/01/2016
MH165740	MH MOVE-ON	0	05/01/2016
B9900	GARAGE	23,100	07/01/2002
E10087	NEW CONSTR	100	07/01/2002
E995516	H/AC	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1019	5/28/2021	WD	U	I	11	100
GRANTOR: PERRY CLAUDIA & LARRY						
GRANTEE: BRYD ADAM & KAREN						
2489/0221	5/28/2021	WD	Q	I	01	192,500
GRANTOR: PERRY LARRY & CLAUDIA						
GRANTEE: BYRD ADAM & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S27 E56 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	35	20	700.00	SF	6.50	6.50	100	2002	2002	3	83	3,777	
4	0810	CONCRETE A	0	100	0	0	518.00	SF	6.50	6.50	100	2019	2019	3	99	3,333	

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		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,700							

REVIEW DATE 01/30/2020 BY KBA Total Acres: 1.02 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/02/2023 BY SYS