LOT 4 R568268
IN OR 691 PG 438
NATURE TRAIL PB 5/360

SCHAUER NELLORENE T
54305 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-1420-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

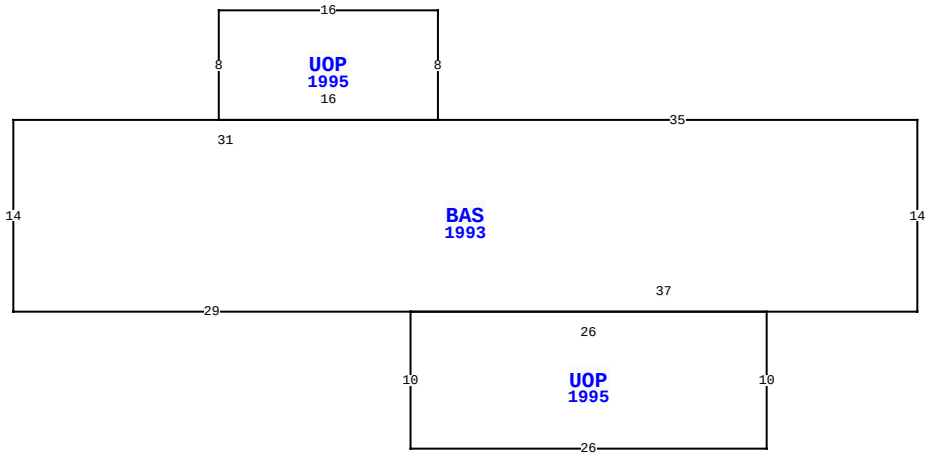
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,838
UOP	128	25	32	618
UOP	260	25	65	1,255
TOTALS	1,312		1,021	19,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,021	99.0000	64.35	65,701	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 924 HX Base Yr



54305 CHURCH RD, 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		19,710
TOTAL MARKET OB/XF VALUE		1,156
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		56,566
SOH/AGL Deduction		34,583
ASSESSED VALUE		21,983
TOTAL EXEMPTION VALUE	HX HB WX	21,983
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		56,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951746	ADDITION	2,500	03/03/1995
94322	MH MOVE-ON	18,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0691/0438	10/27/1993	WD	Q	V		12,000

GRANTOR: CRAVEY JAMES &BRENDA
GRANTEE: SCHAUER NELLORENE T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 UOP=[YR=1995] N8 W16 S8 E16 $ W31 S14 E29
UOP=[YR=1995] S10 E26 N10 W26 $ E37 N14 $.

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	0351	CARPORT MT	0	100	20	21	420.00	SF	6.30	6.30	100	1994	1994	3	20	529	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	19.50	19.50	100	1994	1994	3	20	312	
3	0350	CARPORT WD	0	100	11	11	121.00	SF	13.00	13.00	100	1995	1995	3	20	315	

LAND DESCRIPTION

TOTAL OB/XF 1,156

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	0006	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,700							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.02 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/02/2023 BY SYS