LOT 1
IN OR 1790/1477
MH/ID N89669A & N89669B

SPIRES ROBERT
44441 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

03-1N-25-1421-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

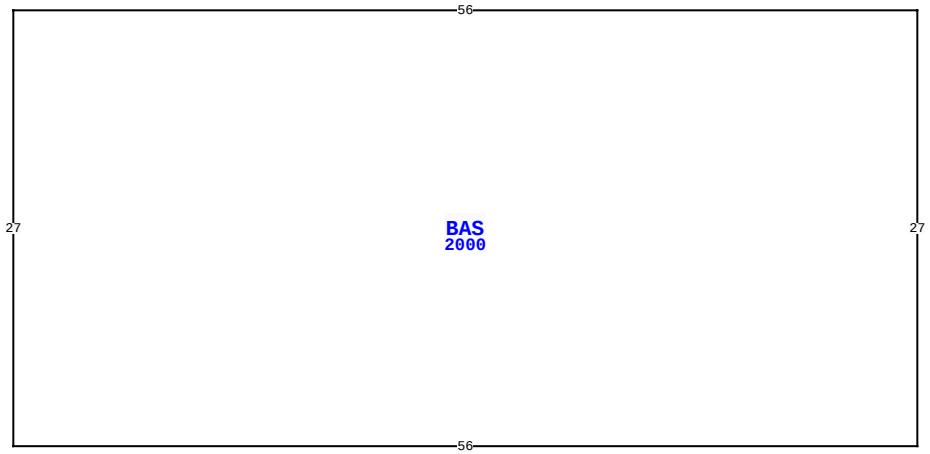
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,512	100	1,512	62,590
TOTALS	1,512		1,512	62,590

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	123.2000	86.24	130,395	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



54233 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	62,590
TOTAL MARKET OB/XF VALUE	128
TOTAL LAND VALUE - MARKET	49,700
TOTAL MARKET VALUE	112,418
SOH/AGL Deduction	14,985
ASSESSED VALUE	97,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,433
TOTAL JUST VALUE	112,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003023	MH MOVE-ON	0	03/01/2000
MH971888	MH MOVE-ON	0	01/08/1997
MH961251	MH MOVE-ON	0	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1790/1477	4/20/2012	WD	Q	I	01	63,000
GRANTOR: BECKHAM RACHEL						
GRANTEE: SPIRES ROBERT						
0781/0890	1/07/1997	WD	Q	I		24,000
GRANTOR: CRAVEY JAMES J						
GRANTEE: BECKHAM RACHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] 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
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	0	0006	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	35,000.00	35,000.00	49,700							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.42 Total Land Value: 49,700 Market: 0 Agricultural: 0 Common: 49,700 PRINTED 08/02/2023 BY SYS