PT OF LOT 18
IN OR 1501/1724
CRAVEY SUB UNR

DUKES JAMES WILLIAM & TINA
54349 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2750-0018-0010

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	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	01	Quality Level 01

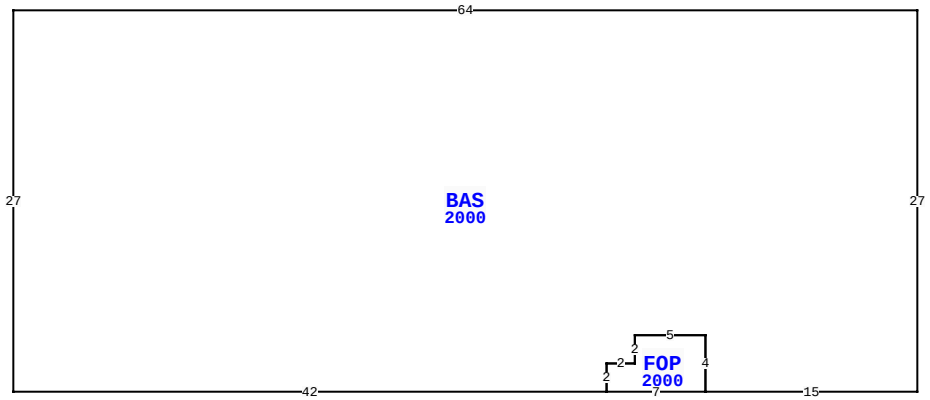
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	36,904
FOP	24	30	7	152
TOTALS	1,728		1,711	37,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,711	64.4600	45.12	77,200	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1995 Heated Area: 1704 HX Base Yr 1995



54349 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		50,207
TOTAL MARKET OB/XF VALUE		7,430
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		92,637
SOH/AGL Deduction		25,935
ASSESSED VALUE		66,702
TOTAL EXEMPTION VALUE	HX HB	41,702
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,637
NCON VALUE		13,151
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2211899	CO		05/18/2023
22011899	NEW CONSTR	196,266	08/04/2022
22009497	GARAGE	35,928	06/21/2022
MH003003	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1724	5/29/2007	WD	U	I	01	100
GRANTOR: DUKES MARLAINE T & JA						
GRANTEE: DUKES JAMES WILLIAM						
0713/1019	9/07/1994	WD	U	I	18	100
GRANTOR: DUKES MARLAINE & JAME						
GRANTEE: DUKES JAMES WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W64 S27 E42 FOP=[YR=2000] E7 N4 W5 S2 W2 S2$ N2 E2 N2 E5 S4 E15 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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2018	2018	3	86	7,430	

LAND DESCRIPTION

TOTAL OB/XF 7,430

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/12/2023 BY KW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

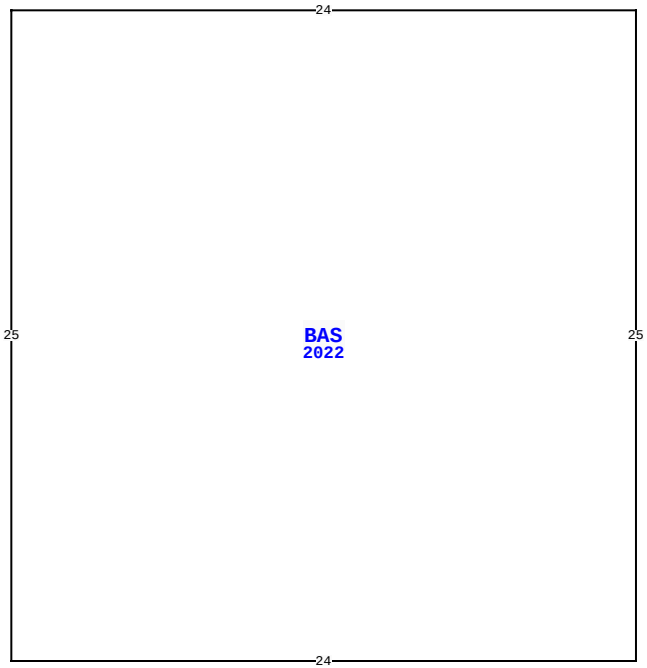
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	13,151
TOTALS	600		600	13,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	22.14	13,284	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 1995 Heated Area: 600 HX Base Yr 1995



54349 CHURCH RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: DUKES MARLAINE & JAME						
GRANTEE: DUKES JAMES WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S25 E24 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 01/12/2023 BY KW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS