LOT 13
IN OR 354 PG 384
R107597 & R107598

DUKES MARLAINE
54420 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0013-0000

BUILDING CHARACTERISTICS

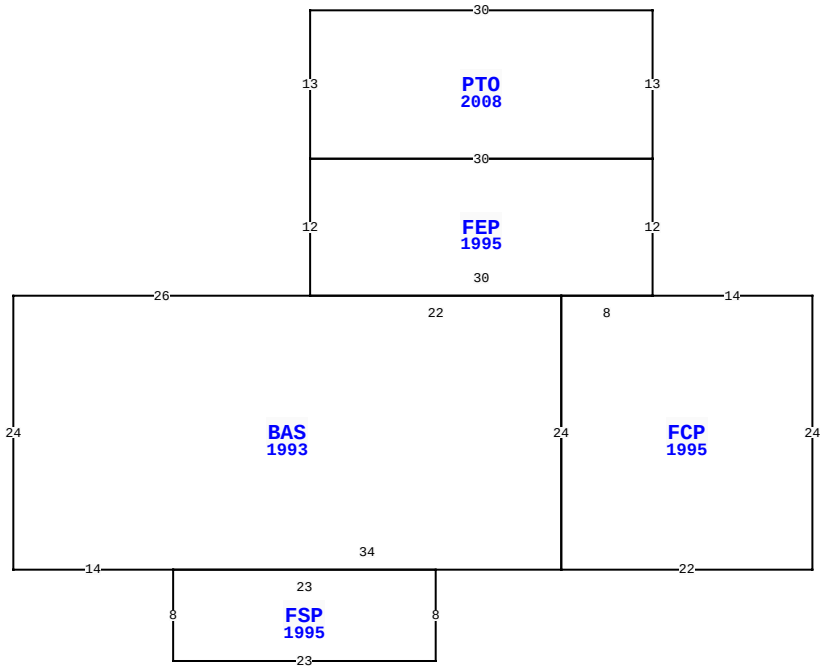
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,152	100	1,152	27,766
FCP	528	25	132	3,182
FEP	360	85	306	7,375
FSP	184	60	110	2,651
PTO	390	5	20	482
TOTALS	2,614		1,720	41,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,720	123.6000	80.34	138,185	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1458 HX Base Yr



54420 CHURCH RD, CALLAHAN

BLD DATE	08/26/2008	JW	LGL DATE
XF DATE	08/26/2008	JW	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		53,098
TOTAL MARKET OB/XF VALUE		844
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		88,942
SOH/AGL Deduction		42,816
ASSESSED VALUE		46,126
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,126
TOTAL JUST VALUE		88,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602583	CARPORT	2,952	01/01/1996
B941562	CARPORT	1,000	12/01/1994
3157	XFOB	13,200	01/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0354/0384	2/01/1982	AA	U	V		3,810

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1995] W14 FEP=[YR=1995] N12 PTO=[YR=2008] N13 W30 S13 E30$ W30 S12 BAS=[YR=1993] W26 S24 E14 FSP=[YR=1995] S8 E23 N8 W23 $ E34 N24 W22 $ E30 $ W8 S24 E22 N24 $.

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	12	40	480.00	SF	5.90	5.90	100	1996	1996	3	20	566	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2003	2003	3	84	278	

LAND DESCRIPTION

TOTAL OB/XF 844

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 07/29/2019 BY KBA 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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BUILDING CHARACTERISTICS

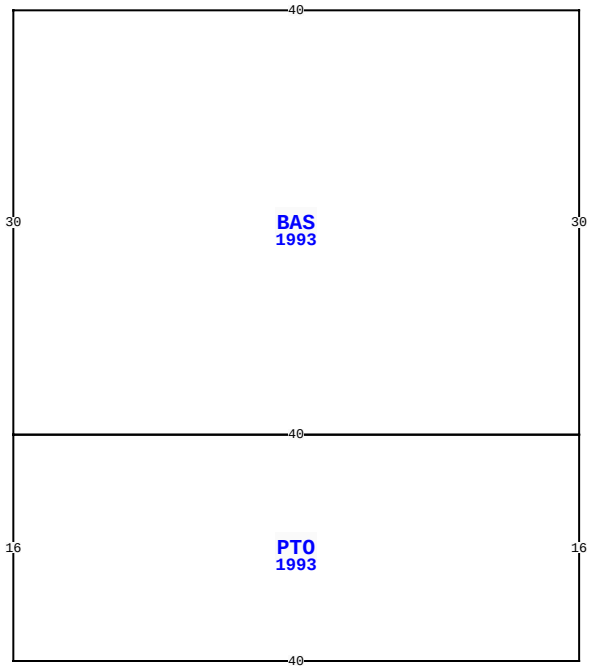
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	1,200	100	1,200	11,340
PTO	640	5	32	303
TOTALS	1,840		1,232	11,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,232	54.0000	18.90	23,285	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 1200 HX Base Yr



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GRANTOR:

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 PTO=[YR=1993] S16 E40 N16 W40$ E40 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/29/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS