LOTS 14 & 15
IN OR 2210/475
CRAVEY SUB 2 UNR

CORUM ANNE STASIA W/CORUM RONALD R
54183 FLAMINGO RD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

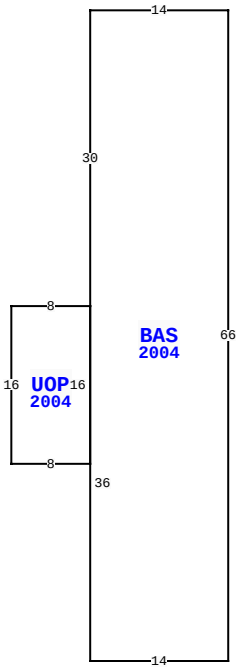
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	17,694
UOP	128	25	32	613
TOTALS	1,052		956	18,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	956	98.2000	63.83	61,021	1988	1988	0	0	0	70.00	30.00

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



54428 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	18,306
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	77,000
TOTAL MARKET VALUE	107,306
SOH/AGL Deduction	31,960
ASSESSED VALUE	75,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,346
TOTAL JUST VALUE	107,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429574	DEMOLITION	0	11/17/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2225/0441	9/06/2018	FJ	U	I	11	0
GRANTOR: CORUM HARVEY R EST						
GRANTEE: CORUM ANNE STASIA W						
2210/0475	7/16/2018	PR	U	I	19	100
GRANTOR: CORUM ANNE STASIA WOO						
GRANTEE: CORUM ANNE STASIA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 S30 UOP=[YR=2004] W8 S16 E8 N16$ S36 E14 N66$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	0006	OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.20 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/02/2023 BY SYS