LOT 17 2003 MERT DW
IN OR 1993/1546
CASE NO 05-304-DR

HELBERT SEAN
54460 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0017-0000

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	05	Quality Level 05

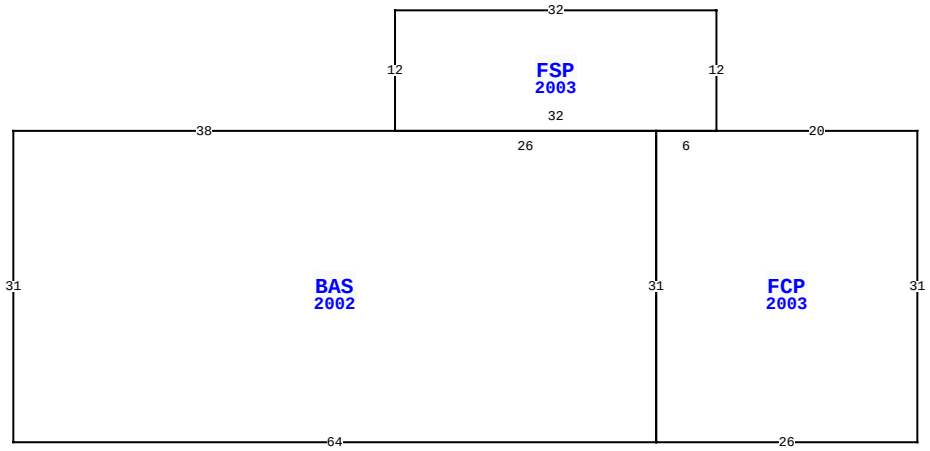
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	101,569
FCP	806	25	202	10,341
FSP	384	60	230	11,775
TOTALS	3,174		2,416	123,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,416	140.6400	98.45	237,855	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2018 Heated Area: 1984 HX Base Yr 2018



54460 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		123,685
TOTAL MARKET OB/XF VALUE		3,484
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		162,169
SOH/AGL Deduction		66,370
ASSESSED VALUE		95,799
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,799
TOTAL JUST VALUE		162,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11894	CARPORT	11,835	10/01/2003
MH3896	MH MOVE-ON	0	07/01/2002
P5854	NEW CONSTR	0	07/01/2002
M6245	H/AC	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/1546	7/28/2015	FJ	U	I	11	100
GRANTOR: HELBERT MARY C EST						
GRANTEE: HELBERT SEAN						
1061/0597	6/10/2002	QC	U	V	07	100
GRANTOR: HELBERT BARBARA JEAN						
GRANTEE: HELBERT MARK E & MA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2003] W20 FSP=[YR=2003] N12 W32 S12 BAS=[YR=2002] W38 S31 E64 N31 W26$ E32$ W6 S31 E26 N31$.

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
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	18.30	18.30	100	1990	1990	3	20	439	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,484

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 04/13/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS