LOT 28
R225942 & R235943
IN OR 510/342 & OR 515/373

HALL JOHNNIE LEE SR
P O BOX 845
CALLAHAN, FL 32011

2023

03-1N-25-2752-0028-0000

NASSAU COUNTY PROPERTY

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

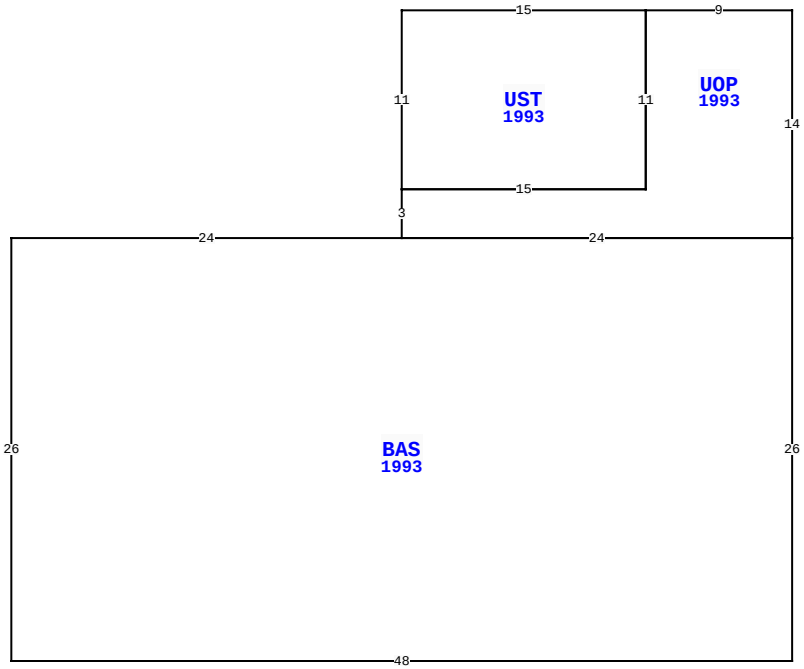
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	30,079
UOP	171	25	43	1,037
UST	165	55	91	2,193
TOTALS	1,584		1,382	33,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,382	123.6000	80.34	111,030	1986	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1248 HX Base Yr



54590 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		33,309
TOTAL MARKET OB/XF VALUE		53,238
TOTAL LAND VALUE - MARKET		43,050
TOTAL MARKET VALUE		129,597
SOH/AGL Deduction		62,795
ASSESSED VALUE		66,802
TOTAL EXEMPTION VALUE	HX HB WR	46,802
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		129,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8685	XFOB	1,700	02/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0515/0373	4/16/1987	WD	U	V		7,000
GRANTOR: CRAVEY JAMES & B C						
GRANTEE: HALL JOHNNIE SR & C						
0510/0342	2/10/1987	AA	U	V		7,000
GRANTOR: CRAVEY JAMES & B C						
GRANTEE: HALL JOHNNIE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W9 UST=[YR=1993] W15 S11 E15 N11$ S11 W15 S3
BAS=[YR=1993] W24 S26 E48 N26W24$ E24 N14$.

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	0811	CONCRETE B	0	100	20	40	800.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,267	
2	0811	CONCRETE B	0	100	20	40	800.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,267	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
4	0940	SHEDS/PORT	0	100	11	24	264.00	SF	19.50	19.50	100	1986	1986	3	20	1,030	
5	0752	USP	0	100	8	16	128.00	SF	15.00	15.00	100	1985	1985	3	20	384	
6	0511	GARAGE CB-	0	100	40	56	2,240.00	SF	40.00	40.00	100	1985	1985	3	49.5	44,352	
7	1243	WD DECK F	0	100	0	0	480.00	SF	8.00	8.00	100	1990	1990	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 53,238

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	1.23	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,050							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.23 Total Land Value: 43,050 Market: 0 Agricultural: 0 Common: 43,050 PRINTED 08/02/2023 BY SYS