LOT 38 OR 1966/1424
1985 CITA Sw/MH
CRAVEY SUB 2 UNR

FEAGLE JOYCE V (L/E)/
54479 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0038-0000

BUILDING CHARACTERISTICS

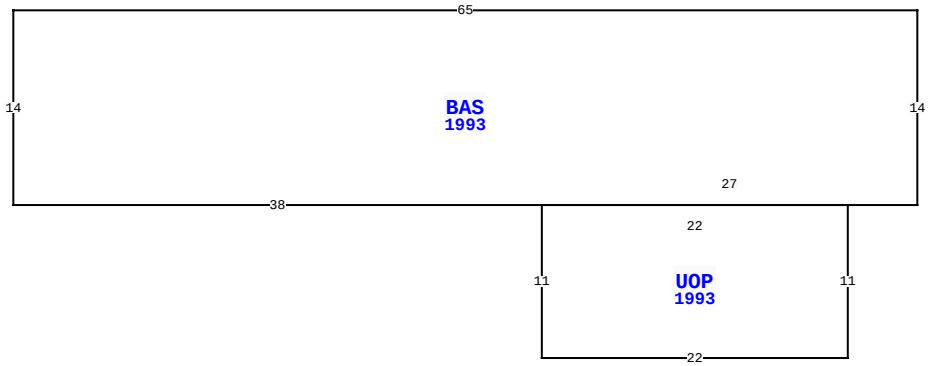
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	910	100	910	17,035
UOP	242	25	60	1,123
TOTALS	1,152		970	18,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	970	96.0000	62.40	60,528	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 910 HX Base Yr



54479 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	7	14	98.00	SF	21.30	21.30	100	1985	1985	3	20	417	
4	0681	POLE SHED	0	100	8	15	120.00	SF	15.00	15.00	100	2006	2006	3	48	864	
5	0940	SHEDS/PORT	0	100	20	11	220.00	SF	20.10	20.10	100	1997	1997	3	20	884	
6	0754	FOP	0	100	13	9	117.00	SF	15.00	15.00	100	1997	1997	3	20	351	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		18,158
TOTAL MARKET OB/XF VALUE		2,516
TOTAL LAND VALUE - MARKET		55,300
TOTAL MARKET VALUE		75,974
SOH/AGL Deduction		47,562
ASSESSED VALUE		28,412
TOTAL EXEMPTION VALUE	HX HB WX	28,412
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		75,974
NCON VALUE		351
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93 216	MH MOVE-ON	9,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/1424	10/30/2014	WD	U	I	11	100
GRANTOR: FEAGLE JOYCE V						
GRANTEE: FARMER TOMMY W, MCK						
0690/0373	10/12/1993	WD	U	V	13	18,000
GRANTOR: CLARK TERRI L						
GRANTEE: FEAGLE LAWSON & J V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E38 UOP=[YR=1993] S11 E22 N11 W22$ E27 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,516

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	1.58	AC		1.00	1.00	1.00	35,000.00	35,000.00	55,300							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 1.58 Total Land Value: 55,300 Market: 0 Agricultural: 0 Common: 55,300 PRINTED 08/02/2023 BY SYS