PT OF GOVT LOT 2 IN SEC
03-1N-25E IN OR 855/658 &
LOT 39 IN OR 1118/1685

EDMONDS ROBERT S/EDMONDS ROBERT S SR EST
54475 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0039-0000

BUILDING CHARACTERISTICS

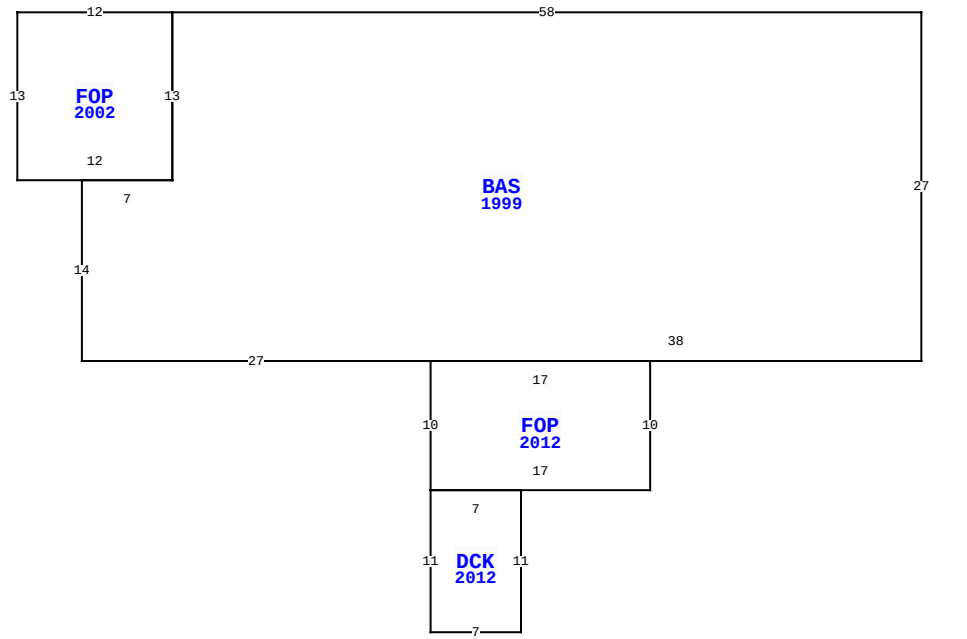
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,664	100	1,664	62,797
DCK	77	15	12	453
FOP	156	30	47	1,774
FOP	170	30	51	1,925
TOTALS	2,067		1,774	66,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,774	117.2000	82.04	145,539	1999	1999	0	0	0	54.00	46.00

3 M/H 94+ – 50% - 2019 Heated Area: 1664 HX Base Yr 2019



54475 CHURCH RD, CALLAHAN

BLD DATE	03/13/2008 KWJW	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		91,122
TOTAL MARKET OB/XF VALUE		17,370
TOTAL LAND VALUE - MARKET		73,150
TOTAL MARKET VALUE		181,642
SOH/AGL Deduction		35,994
ASSESSED VALUE		145,648
TOTAL EXEMPTION VALUE	HA HAB	37,501
BASE TAXABLE VALUE		108,147
TOTAL JUST VALUE		181,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531068	XFOB	4,333	09/01/2015
MH145566	CO ISSUED	0	08/06/2014
MH145566	MH MOVE-ON	0	05/01/2014
MH00	MH MOVE-ON	0	01/01/2002
MH98	MH MOVE-ON	0	10/01/1998
MH982354	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1118/1685	3/05/2003	WD	U	I	07	100
GRANTOR: EDMONDS JOHN L & TAMM						
GRANTEE: EDMONDS ROBERT S &						
0855/0658	11/10/1998	WD	Q	V		7,500
GRANTOR: CRAVEY JAMES & BRENDA						
GRANTEE: EDMONDS ROBERT & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W58 FOP=[YR=2002] W12 S13 E12 N13$ S13 W7 S14 E27 FOP=[YR=2012] S10 DCK=[YR=2012] S11 E7 N11 W7$ E17 N10 W17$ E38 N27$.

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
6	0810	CONCRETE A	0	50	0	0	857.00	SF	6.50	6.50	100	2007	2007	3	89	4,958	
8	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
9	0810	CONCRETE A	0	50	0	0	202.00	SF	6.50	6.50	100	2001	2001	3	82	1,077	
10	0811	CONCRETE B	0	50	0	0	1,814.00	SF	5.20	5.20	100	2007	2007	3	89	8,395	

LAND DESCRIPTION

TOTAL OB/XF 17,370

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	50		OR	0.00	0.00	2.09	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,150							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 2.09 Total Land Value: 73,150 Market: 0 Agricultural: 0 Common: 73,150 PRINTED 08/02/2023 BY SYS

PT OF GOVT LOT 2 IN SEC
03-1N-25E IN OR 855/658 &
LOT 39 IN OR 1118/1685

EDMONDS ROBERT S/EDMONDS ROBERT S SR EST
54475 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0039-0000

BUILDING CHARACTERISTICS

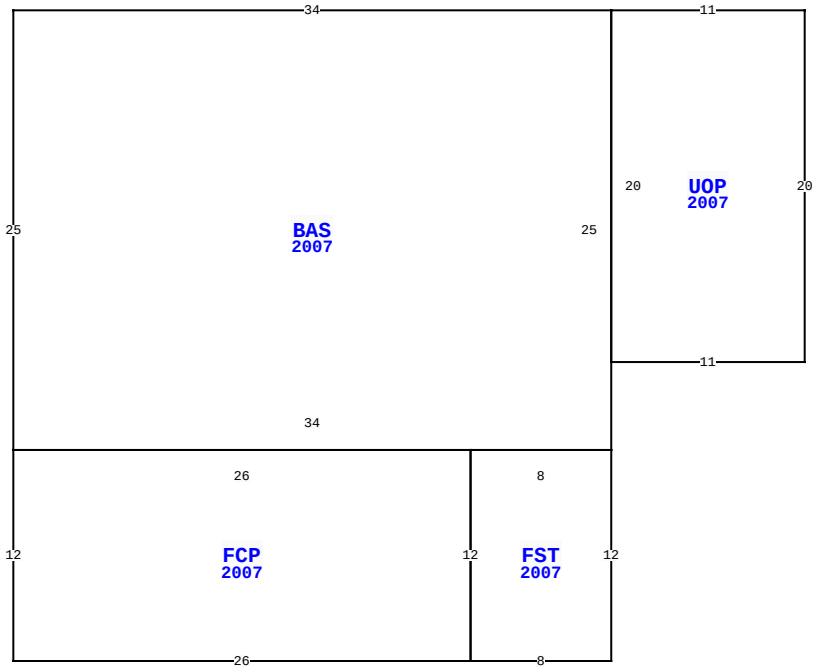
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	850	100	850	20,046
FCP	312	25	78	1,839
FST	96	55	53	1,250
UOP	220	20	44	1,038
TOTALS	1,478		1,025	24,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,025	84.2400	29.48	30,217	2007	2007	0	0	0	20.00	80.00

4 GARAGE RES – 50% - 2019 Heated Area: 850 HX Base Yr 2019



54475 CHURCH RD, CALLAHAN

BLD DATE	03/13/2008	KWJW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

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BASE TAXABLE VALUE		108,147
TOTAL JUST VALUE		181,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972055	MH MOVE-ON	0	12/01/1997
MH961171	MH MOVE-ON	0	03/01/1996
8545	REPAIR/RRF	5,200	12/08/1992
6976	MH MOVE-ON	0	10/13/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1118/1685	3/05/2003	WD	U	I	07	100
GRANTOR: EDMONDS JOHN L & TAMM						
GRANTEE: EDMONDS ROBERT S &						
0855/0658	11/10/1998	WD	Q	V		7,500
GRANTOR: CRAVEY JAMES & BRENDA						
GRANTEE: EDMONDS ROBERT & RO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W11 BAS=[YR=2007] W34 S25 FCP=[YR=2007] S12 E26
FST=[YR=2007] E8 N12 W8 S12$ N12 W26$ E34 N25$ S20 E11 N20$.

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 01/31/2020 BY KBA Total Acres: 2.09 Total Land Value: 73,150 Market: 0 Agricultural: 0 Common: 73,150 PRINTED 08/02/2023 BY SYS