LOT 15 R498021
PT OR 263 PG 527
PINE KNOLL SUB PB 4/5

CLARK BARBARA A
PO BOX 678
CALLAHAN, FL 32011-0678

2023

04-1N-25-2800-0015-0000

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	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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

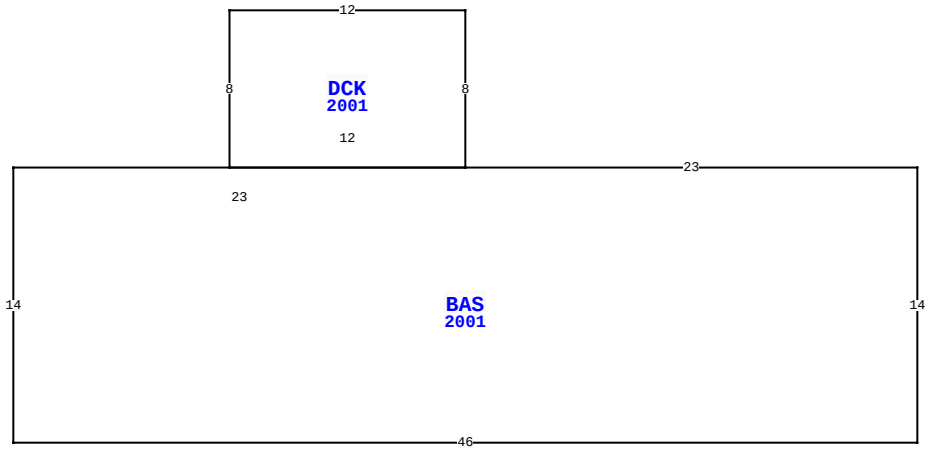
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	644	11,955
DCK	96	15	14	260
TOTALS	740		658	12,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	658	95.2000	61.88	40,717	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 644 HX Base Yr



54085 CHARLES ST, 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	12,215
TOTAL MARKET OB/XF VALUE	336
TOTAL LAND VALUE - MARKET	13,650
TOTAL MARKET VALUE	26,201
SOH/AGL Deduction	5,908
ASSESSED VALUE	20,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,293
TOTAL JUST VALUE	26,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0263/0527	4/01/1978	MS	U	V		3,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W23 DCK=[YR=2001] N8 W12 S8 E12 $ W23 S14 E46 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	0752	USP	0	0	16	7	112.00	SF	15.00	15.00	100	1988	1988	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 336

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	0005	RM	75.00	225.00	0.39	AC		1.00	1.00	1.00	35,000.00	35,000.00	13,650							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.39 Total Land Value: 13,650 Market: 0 Agricultural: 0 Common: 13,650 PRINTED 08/02/2023 BY SYS