LOTS 16 & 17
IN OR 1044/1827
R673156 & R673157

RODGERS CYNTHIA L & MATTHEW J
54059 CHARLES STREET
CALLAHAN, FL 32011

2023

04-1N-25-2800-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

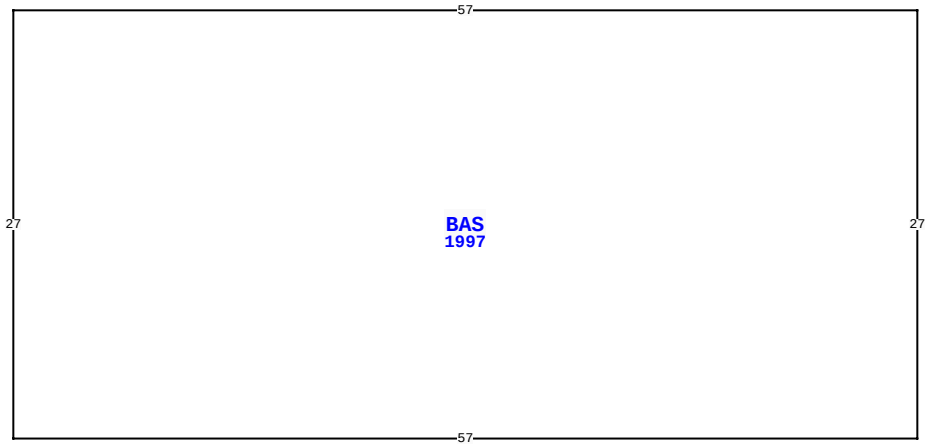
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1,539	65,655
TOTALS	1,539		1,539	65,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,539	117.2000	82.04	126,260	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1998 Heated Area: 1539 HX Base Yr 1998



54059 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		65,655
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		26,950
TOTAL MARKET VALUE		92,605
SOH/AGL Deduction		41,905
ASSESSED VALUE		50,700
TOTAL EXEMPTION VALUE	HX HB	25,700
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/1827	3/21/2002	WD	U	I	01	100
GRANTOR: LEWIS CYNTHIA DIANE						
GRANTEE: RODGERS CYNTHIA & M						
0783/0521	1/24/1997	QC	U	V	01	100
GRANTOR: LEWIS BETTY RUTH						
GRANTEE: LEWIS CYNTHIA DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W57 S27 E57 N27 $.

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
1	000102	C	SFR/MH	100	0005	RM	0.00	0.00	0.77	AC		1.00	1.00	1.00	35,000.00	35,000.00	26,950							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.77 Total Land Value: 26,950 Market: 0 Agricultural: 0 Common: 26,950 PRINTED 08/02/2023 BY SYS