

BLOCK 1 LOT 2
IN OR 1909/1458 & OR 1909/1461
R334317 & R334316

JOHNS GEORGIA LEE/MCCART MOLLIE
54047 HERON RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0001-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CD CONSTRUCTION										PAGE 1 of 1										6																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	30	VINYL 100	0820	02	1,782	117.6000	76.44	136,216	1987	1987	0	0	70.00	30.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2018										Heated Area: 1782										HX Base Yr 2018																
Roof Cover	03	COMP SHNGL 100	276627 BAS1993																																				
Interior Wall	04	PLYWOOD 60																																					
Interior Wall	05	DRYWALL 40																																					
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			0200MOBILE HOME																																				
MAP NUM			MKT AREA										08																										
NEIGHBORHOOD/LOC			8025.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,782	100	1,782	40,865																																			
TOTALS			1,782	1,782	40,865																																		
EXTRA FEATURES										54047 HERON RD, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE									
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																							
1	1242	WD DECK A	0100	8	8	64.00	SF	6.00	6.00	100	1995	1995	3	20	77																								
2	0940	SHEDS/PORT	0100	11	11	121.00	SF	18.00	18.00	100	1990	1990	3	20	436																								
3	0940	SHEDS/PORT	0100	8	16	128.00	SF	18.00	18.00	100	1990	1990	3	20	461																								
4	0810	CONCRETE A	0100	3	26	78.00	SF	6.50	6.50	100	1980	1980	3	35	177																								
5	0504	FP-ELECTRI	0100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280																								
LAND DESCRIPTION										TOTAL OB/XF										2,431																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						
REVIEW DATE 10/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																																							