BLOCK 1 LOT 5
IN OR 1677/1931
R360120 & R360121

EDENFIELD JOSEPH T & HOLLY C BOLDEN
54131 HERON ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

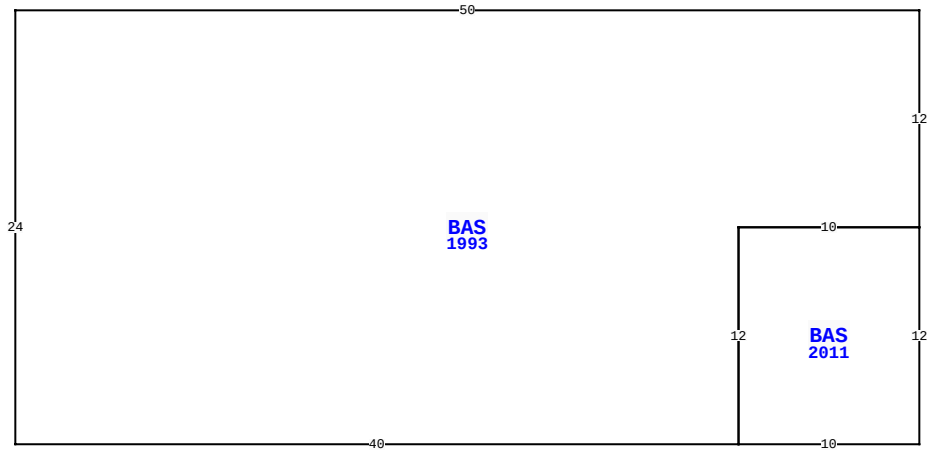
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0200	MOBILE 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	1,080	100	1,080	26,494
BAS	120	100	120	2,944
TOTALS	1,200		1,200	29,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,200	125.8000	81.77	98,124	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1200 HX Base Yr



54131 HERON RD, 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		29,437
TOTAL MARKET OB/XF VALUE		7,371
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		71,808
SOH/AGL Deduction		38,161
ASSESSED VALUE		33,647
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,647
TOTAL JUST VALUE		71,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1677/1931	5/12/2010	QC	U	I	11	36,500
GRANTOR: EDENFIELD JOSEPH T						
GRANTEE: EDENFIELD JOSEPH T						
1642/0920	9/28/2009	WD	U	I	30	100
GRANTOR: EDENFIELD CONNIE S						
GRANTEE: EDENFIELD JOSEPH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E40 BAS=[YR=2011] E10 N12 W10 S12$ N12 E10 N12$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1970	1970	3	20	322	
3	0751	UOP	0	100	6	12	72.00	SF	10.00	10.00	100	1990	1990	3	20	144	
4	0801	ASPHALT A	0	100	0	0	2,700.00	SF	3.00	3.00	100	2005	2005	3	58	4,698	
5	0810	CONCRETE A	0	100	0	0	182.00	SF	6.50	6.50	100	1990	1990	3	62	733	
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 7,371

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/27/2022 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS