BLOCK 1 LOT 7
IN OR 1969/209
R568288 & R568289

MOXLEY WALTER T & DANA D TRUST/MOXLEY WALTER T TRU
54193 HERON RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0001-0070

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 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

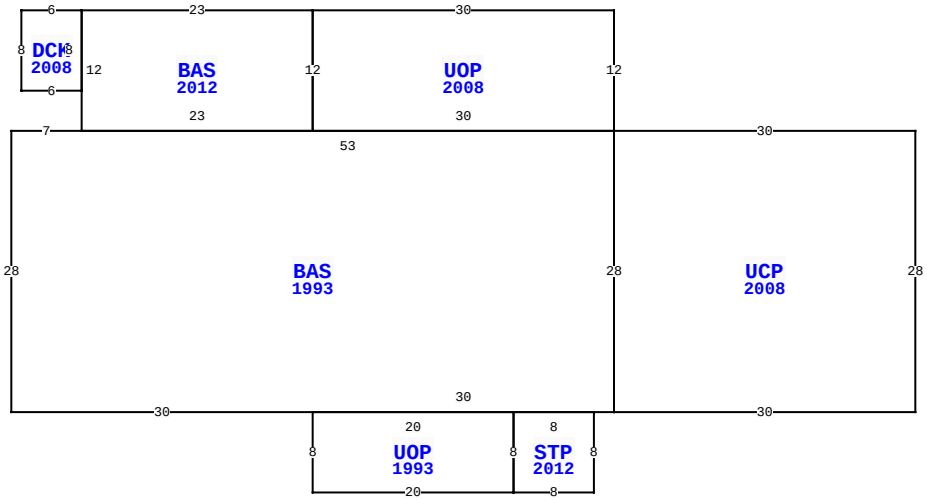
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	40,360
BAS	276	100	276	6,631
DCK	48	15	7	168
STP	64	10	6	144
UCP	840	20	168	4,036
UOP	160	25	40	961
UOP	360	25	90	2,162
TOTALS	3,428		2,267	54,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,267	123.2000	80.08	181,541	1984	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 1956 HX Base Yr 2013



54193 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		54,462
TOTAL MARKET OB/XF VALUE		27,837
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		117,299
SOH/AGL Deduction		56,747
ASSESSED VALUE		60,552
TOTAL EXEMPTION VALUE	HX HB	35,552
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005483	REPAIR/RRF	2,200	06/24/2020
7414	MH MOVE-ON	5,000	08/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/0209	2/07/2015	WD	U	I	11	100
GRANTOR: MOXLEY WALTER T & DAN						
GRANTEE: MOXLEY WALTER T & D						
1797/0596	6/05/2012	WD	Q	I	01	86,000
GRANTOR: COPPOCK TERRY L & AUD						
GRANTEE: MOXLEY WALTER T & D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2008] W30 UOP=[YR=2008] N12 W30 BAS=[YR=2012] W23 DCK=[YR=2008] W6 S8 E6 N8$ S12 BAS=[YR=1993] W7 S28 E30 UOP=[YR=1993] S8 E20 STP=[YR=2012] E8 N8 W8 S8$ N8 W20$ E30 N28W53$ E23 N12$ S12 E30$ S28 E30N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0940	SHEDS/PORT	0	100	10	15	150.00	SF	21.30	21.30	100	1980	1980	3	20	639	
3	0350	CARPORT WD	0	100	0	0	550.00	SF	13.00	13.00	100	1993	1993	3	20	1,430	
4	0812	CONCRETE C	0	100	0	0	1,809.00	SF	4.00	4.00	100	1998	1998	3	77	5,572	
5	0811	CONCRETE B	0	100	0	0	684.00	SF	5.20	5.20	100	1998	1998	3	77	2,739	
6	0471	VINYL FNC	0	100	0	0	17.00	LF	32.00	32.00	100	2003	2003	3	64	348	
7	0940	SHEDS/PORT	0	100	20	10	200.00	SF	18.30	18.30	100	1998	1998	3	20	732	
8	0680	POLE SHED	0	100	24	14	336.00	SF	10.00	10.00	100	1998	1998	3	27	907	
9	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2010	2010	3	64	13,440	

LAND DESCRIPTION

TOTAL OB/XF 27,837

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 09/24/2020 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS