BLOCK 1 LOT 10
IN OR 2016/1070
2002 SKYO DW

FOULK THOMAS G JR
54275 HERON ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

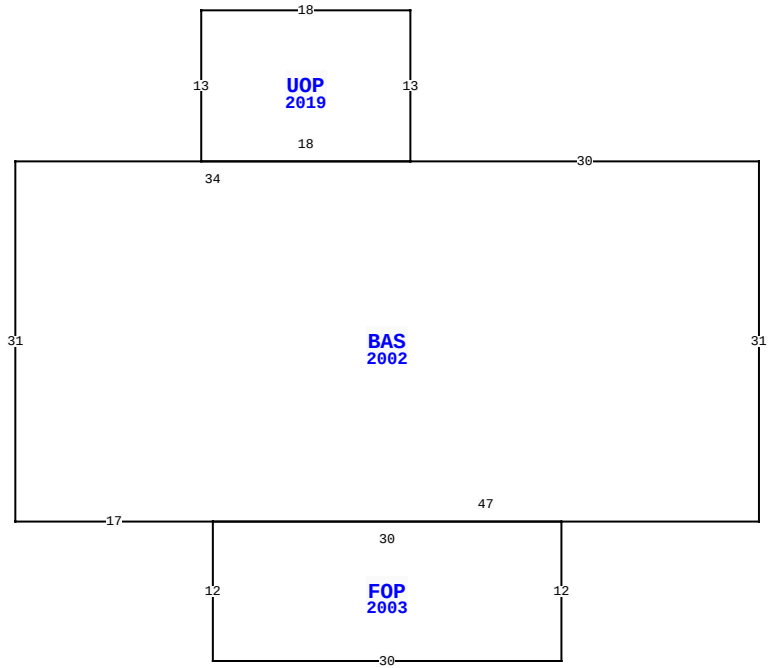
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	101,569
FOP	360	30	108	5,529
UOP	234	25	58	2,969
TOTALS	2,578		2,150	110,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,150	140.6400	98.45	211,668	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2016 Heated Area: 1984 HX Base Yr 2016



54275 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		110,067
TOTAL MARKET OB/XF VALUE		25,567
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		170,634
SOH/AGL Deduction		71,695
ASSESSED VALUE		98,939
TOTAL EXEMPTION VALUE	HX HB SX	98,939
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		170,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4737	REPAIR/RRF	500	01/31/2003
B8771	GARAGE	0	10/01/2001
B018487	FOUNDATION	2,000	06/01/2001
MH3549	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2016/1070	11/23/2015	WD	Q	I	01	105,000
GRANTOR: POTROK PAUL ANTHONY &						
GRANTEE: FOULK THOMAS G JR						
1422/1132	6/22/2006	WD	Q	I		125,900
GRANTOR: GRIFFIN MANNIN & ELAI						
GRANTEE: POTROK PAUL A & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 UOP=[YR=2019] N13 W18 S13 E18$ W34 S31 E17 FOP=[YR=2003] S12 E30 N12 W30$ E47 N31$.

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	0812	CONCRETE C	0	100	0	0	1,955.00	SF	4.00	4.00	100	2019	2019	3	99	7,742	
2	0351	CARPORT MT	0	100	21	20	420.00	SF	10.00	10.00	100	2019	2019	3	90	3,780	
5	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	100	5,000	
7	0811	CONCRETE B	0	100	0	0	562.00	SF	5.20	5.20	100	2002	2002	3	83	2,426	
8	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2002	2002	3	32	4,480	
9	0350	CARPORT WD	0	100	16	16	256.00	SF	13.00	13.00	100	2002	2002	3	21	699	
10	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2004	2004	3	40	1,440	

LAND DESCRIPTION

TOTAL OB/XF 25,567

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 03/24/2022 BY HSA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS