BLOCK 1 LOTS 14 & 15
R378165 R378166
IN OR 680 PG 33

DUNLAP ROY L JR & LINDA
P O BOX 915
CALLAHAN, FL 32011

2023

10-1N-25-2880-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

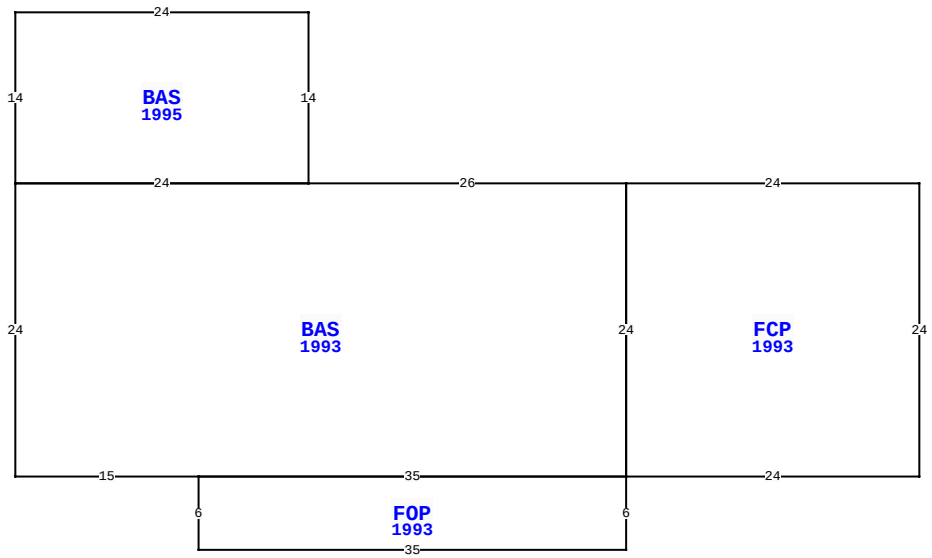
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,200	100	1,200	27,425
BAS	336	100	336	7,679
FCP	576	25	144	3,291
FOP	210	30	63	1,440
TOTALS	2,322		1,743	39,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,743	117.2000	76.18	132,782	1982	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1536 HX Base Yr 1996



54391 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		39,835
TOTAL MARKET OB/XF VALUE		6,339
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		116,174
SOH/AGL Deduction		68,206
ASSESSED VALUE		47,968
TOTAL EXEMPTION VALUE	HX HB SX	47,968
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		116,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0680/0033	4/30/1993	WD	Q	I		49,900
GRANTOR: WARREN JONAS & A D						
GRANTEE: DUNLAP ROY JR &LIND						
0660/0220	6/01/1992	WD	Q	I		42,900
GRANTOR: OLD STONE CRDT CORP						
GRANTEE: WARREN JONAS & & A						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W24 BAS=[YR=1993] W26 BAS=[YR=1995] N14 W24 S14 E24$ W24 S24 E15 FOP=[YR=1993] S6 E35 N6 W35$ E35 N24$ S24 E24 N24$.

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	10	12	120.00	SF	30.00	30.00	100	1975	1975	3	20	720	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	0812	CONCRETE C	0	100	0	0	1,550.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,379	

LAND DESCRIPTION

TOTAL OB/XF 6,339

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	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 07/27/2022 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS