

CLARK BARBARA A &/WALKER CHARLIE G
54138 HERNON RD
CALLAHAN, FL 32011

10-1N-25-2880-0002-0050

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001.1. 1000 10006DIST 1D 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8025.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUEBAS1,5181001,51834,811FOP16030481,101UGR630452846,513UOP1532538872USP203501022,339TOTALS2,6641,99045,635EXTRA FEATURES54138 HERON RD, CALLAHANL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSSFUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONACTUALQ% COND OB/XF MKT VALUENOTES10810CONCRETE A0333810380.00SF6.506.501001980198033586520810CONCRETE A033428112.00SF6.506.5010019931993368495LAND DESCRIPTIONTOTAL OB/XF1,360L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH330006OR0.000.001.00LT1.001.001.0035,000.0035,000.0035,000REVIEW DATE07/27/2022BYKBA

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND0820021,990117.600076.44152,116197519750070.0030.00Heated Area: 1518HX Base Yr 2022USP1993UGR1993UOP1993FOP2001BAS1993BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE45,635TOTAL MARKET OB/XF VALUE1,360TOTAL LAND VALUE - MARKET35,000TOTAL MARKET VALUE81,995SOH/AGL Deduction7,353ASSESSED VALUE74,642TOTAL EXEMPTION VALUEHA HAB23,559BASE TAXABLE VALUE51,083TOTAL JUST VALUE81,995NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE69,312SALES DATAOFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE1839/15172/04/2013PRUI19100GRANTOR: CLARK BARBARA A P/RGRANTEE: CLARK BARBARA A ETA0621/05833/12/1991QCUII01100GRANTOR: WALKER FRANK JR & EGRANTEE: WALKER FRANK JR & EBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W3UOP=[YR=1993] N9 W17 S9 E17\$ W32USP=[YR=1993] N6 E3 N11 W13 S17 E10\$ W31UGR=[YR=1993] W18 S35E18 N35\$ S23 E38 FOP=[YR=2001] S8 E20N8 W20\$ E28 N23\$.PRINTED 08/02/2023 BY SYS

REVIEW DATE07/27/2022BYKBATotal Acres: 0.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000