BLOCK 2 LOT 6
IN OR 2509/1494
NASSAU PLANTATIONS UNR

NETTLES CONNER LANE/ENGLISH RYLEE REAGAN
54162 HERON RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0002-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

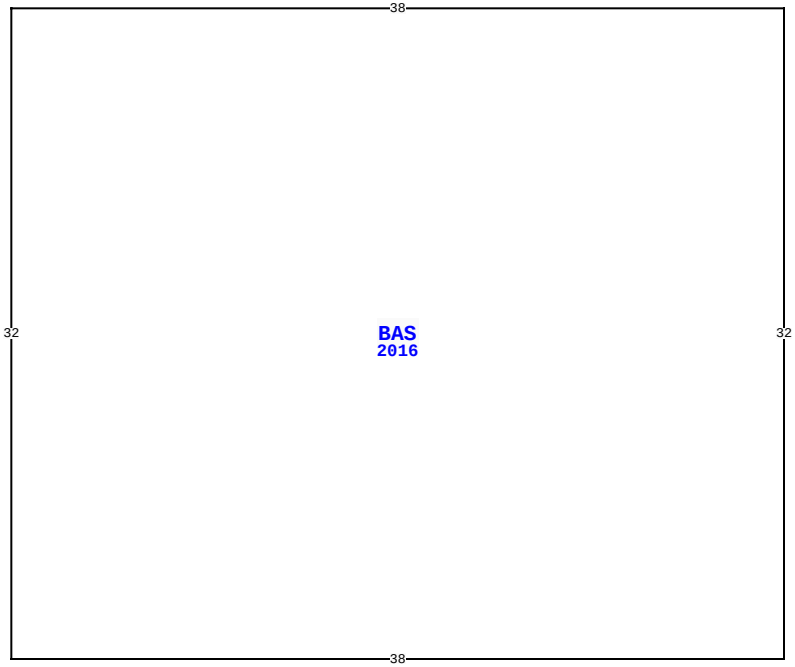
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	105,924
TOTALS	1,216		1,216	105,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	146.4000	102.48	124,616	2007	2015	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2022 Heated Area: 1216 HX Base Yr 2022



54162 HERON RD, CALLAHAN

BLD DATE	11/01/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		105,924
TOTAL MARKET OB/XF VALUE		778
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		141,702
SOH/AGL Deduction		22,895
ASSESSED VALUE		118,807
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,807
TOTAL JUST VALUE		141,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5087	CO ISSUED	0	07/01/2008
MH5087	MH MOVE-ON	0	07/01/2008
P13307	OTHER	0	07/01/2008
E20931	ELEC OTHER	0	06/01/2008
M13901	MECH OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1494	10/20/2021	WD	Q	I	01	145,000
GRANTOR: ANTIKAMNIA LLC						
GRANTEE: NETTLES CONNER LANE						
2346/1927	3/13/2020	WD	Q	I	01	70,000
GRANTOR: FINCH NINA						
GRANTEE: ANTIKAMNIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W38 S32 E38 N32$.

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	12	16	192.00	SF	15.00	15.00	100	2005	2005	3	27	778	

LAND DESCRIPTION

TOTAL OB/XF 778

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	000200	C	MBL HM SUB	100		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