BLOCK 2 LOT 8
IN OR 886/983
R497683 & R497684

GEHLING KATINA M & WILLIAM
54218 HERON ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

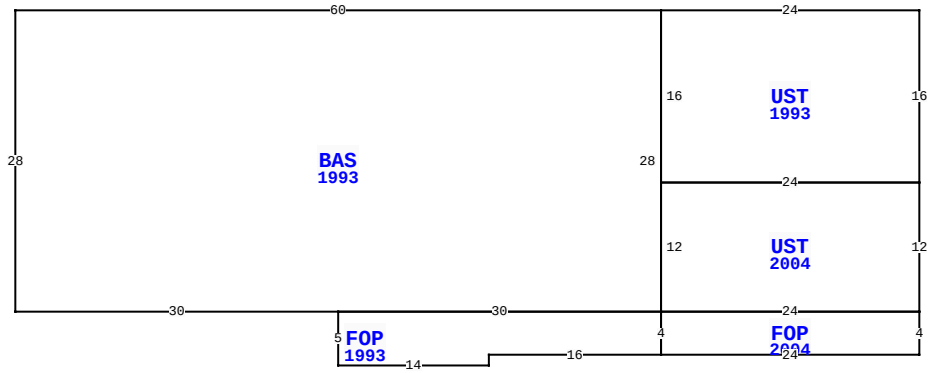
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	37,739
FOP	134	30	40	899
FOP	96	30	29	652
UST	384	55	211	4,740
UST	288	55	158	3,549
TOTALS	2,582		2,118	47,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,118	115.2000	74.88	158,596	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1680 HX Base Yr 2004



54218 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		47,579
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		84,539
SOH/AGL Deduction		46,545
ASSESSED VALUE		37,994
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,994
TOTAL JUST VALUE		84,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/0983	6/10/1999	WD	Q	I		65,000
GRANTOR: BUNCH ERNEST M & SUSA						
GRANTEE: GEHLING KATINA M &						
0886/0980	6/10/1999	WD	U	I	10	100
GRANTOR: EDENFIELD DEBRA C						
GRANTEE: BUNCH ERNEST M & SU						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W24 BAS=[YR=1993] W60 S28 E30 FOP=[YR=1993] S5 E14 N1 E16 FOP=[YR=2004] E24 N4 UST=[YR=2004] N12 W24 S12 E24$ W24 S4$ N4 W30$ E30 N28$ S16 E24 N16$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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 11/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS