



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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	04	Quality Level 04
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	1,152	100	1,152	30,986
FOP	90	30	27	726
UOP	104	25	26	699
UST	56	55	31	834

TOTALS	1,402		1,236	33,246
--------	-------	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	50	14	14	196.00	SF	30.00
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	50	10	14	140.00	SF	6.50
4	0680	POLE SHED	0	50	18	24	432.00	SF	10.00
5	0510	GARAGE WD-	0	50	20	30	600.00	SF	35.00
6	0510	GARAGE WD-	0	50	20	30	600.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	50		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,236	137.9400	89.66	110,820	1973	1978	0	0	0 70.00	30.00
1 M/H 93- - 50% - 2006											
Heated Area: 1152											
HX Base Yr 2006											
54154 FLAMINGO RD, CALLAHAN											

TOTAL OB/XF											
29,617											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	50	14	14	196.00	SF	30.00	30.00	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	50	10	14	140.00	SF	6.50	6.50	
4	0680	POLE SHED	0	50	18	24	432.00	SF	10.00	10.00	
5	0510	GARAGE WD-	0	50	20	30	600.00	SF	35.00	35.00	
6	0510	GARAGE WD-	0	50	20	30	600.00	SF	35.00	35.00	

TOTAL OB/XF											
29,617											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	50		OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		33,246	
TOTAL MARKET OB/XF VALUE		29,617	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		97,863	
SOH/AGL Deduction		19,172	
ASSESSED VALUE		78,691	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		53,691	
TOTAL JUST VALUE		97,863	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		77,414	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24732	CARPORT	10,546	05/01/2011
5805	CHNGE SRVC	250	03/30/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2461/1307	5/13/2021	QC U	I	11	
GRANTOR: MEUSEL ALAN JAMES & J					
GRANTEE: MEUSEL ALAN JAMES &					
2422/1652	12/01/2020	QC U	I	11	
GRANTOR: MEUSEL ALAN JAMES & J					
GRANTEE: COMBS JOSHUA A & AL					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W27 UOP=[YR=1993] N8 W13 S8 E13\$ W13S3									
UST=[YR=1993] W8 S7 E8 N7 \$ S7 W8 N10 W8 S22 E24									
FOP=[YR=1993] S6 E15 N6 W15\$ E32 N22 \$.									