BLOCK 6 LOT 5
IN OR 1902/1677
R583637 & R583638

FOSKEY CALLIE DUNHAM
54173 PLANTATION RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

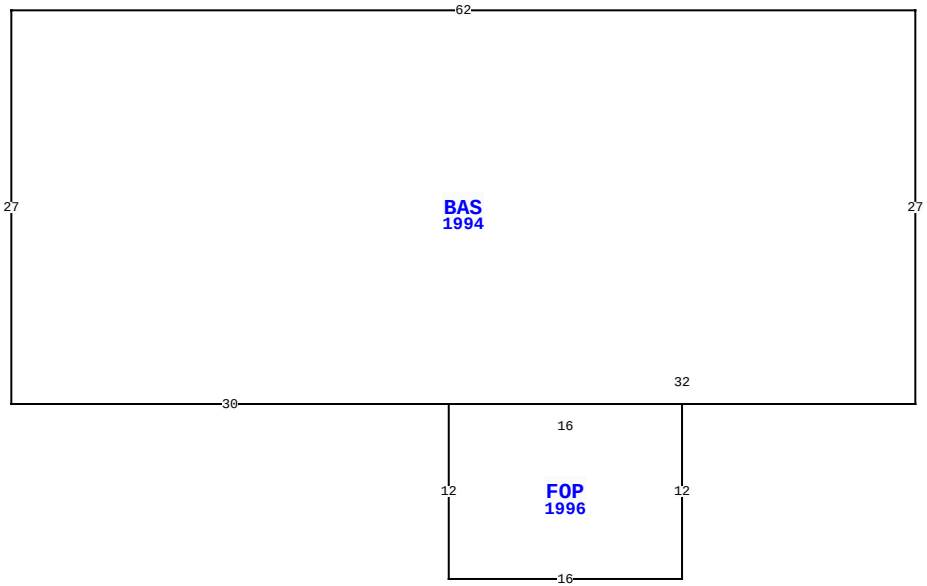
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	52,139
FOP	192	30	58	1,807
TOTALS	1,866		1,732	53,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,732	148.3200	103.82	179,816	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2015 Heated Area: 1674 HX Base Yr 2015



54173 PLANTATION RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,945
TOTAL MARKET OB/XF VALUE		9,261
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		98,206
SOH/AGL Deduction		35,319
ASSESSED VALUE		62,887
TOTAL EXEMPTION VALUE	HX HB	37,887
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		98,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94492	MH MOVE-ON	41,347	05/01/1994
8096	MH MOVE-ON	17,000	03/21/1990
7315	MH MOVE-ON	16,000	06/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1902/1677	1/25/2014	WD	U	I	30	100
GRANTOR: HYATT MICKEY D						
GRANTEE: DUNHAM CALLIE						
1763/0175	10/28/2011	WD	U	I	18	43,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: HYATT MICKEY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W62 S27 E30 FOP=[YR=1996] S12 E16 N12 W16 $
E32 N27 $.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1996	1996	3	20	579	
3	0812	CONCRETE C	0	100	0	0	2,407.00	SF	4.00	4.00	100	1999	1999	3	79	7,606	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1999	1999	3	20	720	
6	0752	USP	0	100	11	8	88.00	SF	15.00	15.00	100	1998	1998	3	27	356	

LAND DESCRIPTION

TOTAL OB/XF 9,261

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		OR	150.00	300.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/24/2022 BY HSA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS