TRACT A & PT OF TRACT C IN
OR 746/1940
NASSAU PLANTATIONS S/D UNR

CREWS JERRY M JR & MARTHA JO
54156 CHURCH ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-000C-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

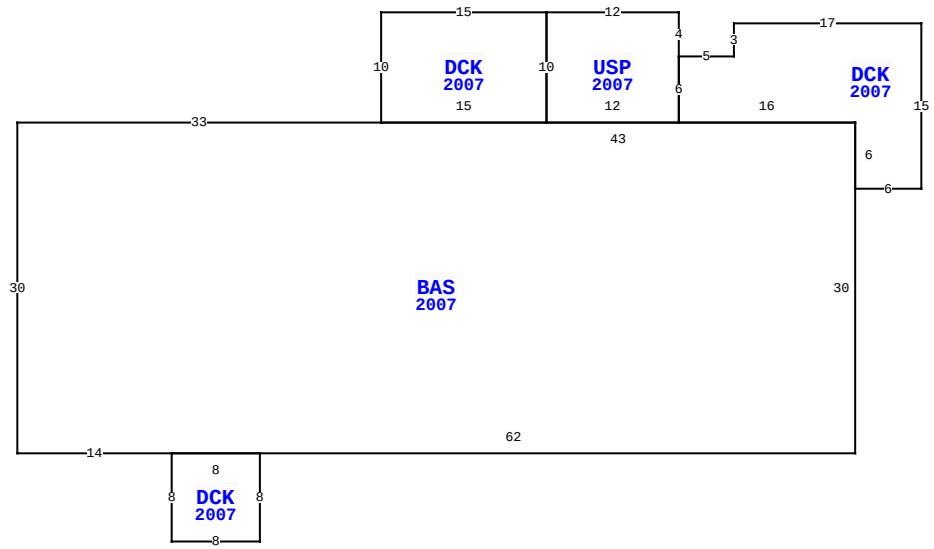
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	110,111
DCK	64	15	10	483
DCK	150	15	22	1,062
DCK	219	15	33	1,594
USP	120	50	60	2,897
TOTALS	2,833		2,405	116,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,405	123.2000	86.24	207,407	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2008 Heated Area: 2280 HX Base Yr 2008



54156 CHURCH RD, CALLAHAN

BLD DATE	03/07/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		116,148
TOTAL MARKET OB/XF VALUE		7,143
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		193,291
SOH/AGL Deduction		104,748
ASSESSED VALUE		88,543
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,543
TOTAL JUST VALUE		193,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992575	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/1940	12/21/1995	QC	U	I	07	100
GRANTOR: WHITLEY CARLOS & BETT						
GRANTEE: CREWS JERRY M JR &						
0501/0692	10/01/1986	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] E6 N15 W17 S3 W5 USP=[YR=2007] N4 W12
DCK=[YR=2007] W15 S10 BAS=[YR=2007] W33 S30 E14
DCK=[YR=2007] S8 E8 N8 W8$ E62 N30 W43$ E15 N10$ S10 E12 N6$ S6 E16S6$.

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	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1975	1975	3	20	360	
3	0820	WOOD WALK	0	100	26	4	104.00	SF	11.75	11.75	100	1999	1999	3	40	489	
4	0810	CONCRETE A	0	100	30	20	600.00	SF	6.50	6.50	100	2004	2004	3	86	3,354	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 7,143

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS