

PT GOVT LOT 3 OF SEC 10-1N-25E
IN OR 2561/720
A/K/A TRACT C

MORRISSEY BAILEY
54138 CHURCH RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-000C-0012



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 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	926	100	926	42,241
UOP	60	25	15	684
TOTALS	986		941	42,926

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	0	19	20	380.00	SF	6.50	6.50	100	1990	1990	3	62	1,531	
3	0510	GARAGE WD-	0	0	18	21	378.00	SF	24.85	24.85	100	1980	1980	3	20	1,879	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
5	1242	WD DECK A	0	0	9	12	108.00	SF	10.00	10.00	100	2000	2000	3	20	216	
6	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	2000	2000	3	29	783	
7	0681	POLE SHED	0	0	14	20	280.00	SF	15.00	15.00	100	2000	2000	3	29	1,218	
8	0351	CARPORT MT	0	0	20	12	240.00	SF	5.90	5.90	100	2000	2000	3	20	283	

LAND DESCRIPTION			TOTAL OB/XF 6,890														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000

REVIEW DATE 01/06/2023 BY KWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	941	121.0000	78.65	74,010	1987	2005	0	0	0	42.00	58.00
1 M/H 93- - 0% - 2023 Heated Area: 926 HX Base Yr												
14 66 14 43.11 1101 12 6 10 6 BAS 2010 UOP 2023												
54138 CHURCH RD, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				42,926		
TOTAL MARKET OB/XF VALUE				6,890		
TOTAL LAND VALUE - MARKET				70,000		
TOTAL MARKET VALUE				119,816		
SOH/AGL Deduction				0		
ASSESSED VALUE				119,816		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				119,816		
TOTAL JUST VALUE				119,816		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				68,119		
BLDG:1:1: 8/2022KW: EYB ADJSTD FOR REMODELING						
PERMIT NUM		DESCRIPTION		AMT		ISSUED
6943		MH MOVE-ON		23,000		09/21/1988
SALES DATA						
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD SALE PRICE
2561/0720		5/06/2022	WD	Q	I	01 144,000
GRANTOR: RUBASHKA VLADISLAV						
GRANTEE: MORRISSEY BAILEY						
2424/1651		1/12/2021	WD	Q	I	01 75,000
GRANTOR: CARRIGG CHRISTINE H						
GRANTEE: RUBASHKA VLADISLAV						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2010;ORIG=0,0] W66 S14 D0.1R43.11 U0.1R10.1 E12 N14 \$						
UOP=[YR=2023;ORIG=-22,14] E10 S6 W10 N6 \$						

Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS