LOT 1 R107141 & R107142
NASSAU PLANTATIONS #2 PB 5/109

ROGERS LYNNE H L/E/
54207 SUNSHINE DRIVE
CALLAHAN, FL 32011

2023

10-1N-25-2882-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06

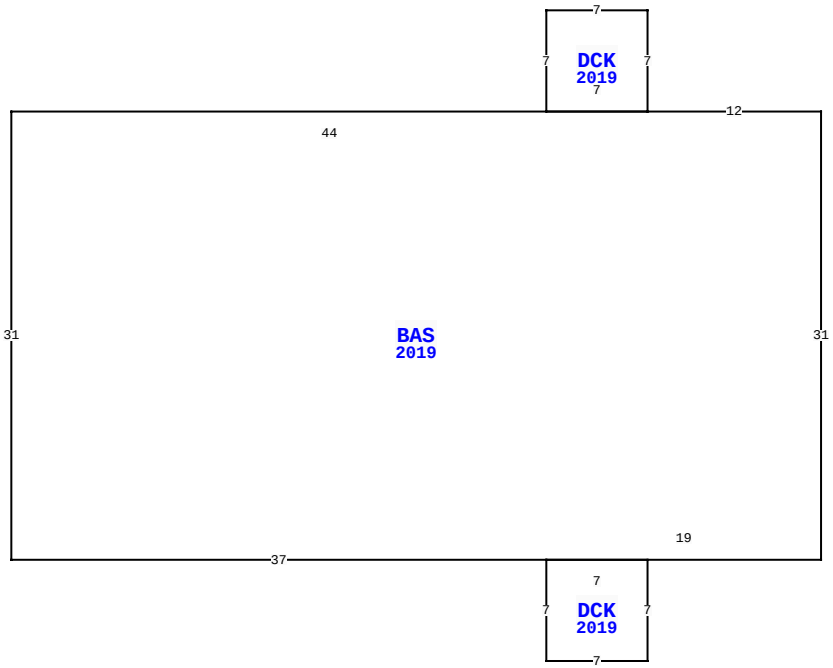
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	177,754
DCK	49	15	7	717
DCK	49	15	7	717
TOTALS	1,834		1,750	179,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,750	150.8000	105.56	184,730	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 0 Heated Area: 1736 HX Base Yr



54207 SUNSHINE DR, 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		179,188
TOTAL MARKET OB/XF VALUE		1,152
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		215,340
SOH/AGL Deduction		44,799
ASSESSED VALUE		170,541
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,541
TOTAL JUST VALUE		215,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008244	CO ISSUED	0	08/28/2019
19005019	MH MOVE-ON	0	07/01/2019
19005598	DEMOLITION	300	07/01/2019
7285	MH MOVE-ON	18,000	05/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1572	11/15/2021	LE	U	I	11	100
GRANTOR: ROGERS LYNNE						
GRANTEE: ROGERS LISSA CAROLE						
2513/1071	11/15/2021	LE	U	I	11	100
GRANTOR: ROGERS LYNNE H						
GRANTEE: ROGERS LISSA CAROLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 DCK=[YR=2019] N7 W7 S7 E7$ W44 S31 E37
DCK=[YR=2019] S7 E7 N7 W7$ E19 N31$.

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
6	1242	WD DECK A	0	100	0	0	128.00	SF	10.00	10.00	100	2019	2019	3	90	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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	100.00	433.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/11/2020 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS