LOT 2 2002 FTWD DW
IN OR 748 PG 139
NASSAU PLANTATIONS #2 PB 5/109

YOUNG DALLAS A
54193 SUNSHINE DRIVE
CALLAHAN, FL 32011

2023

10-1N-25-2882-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

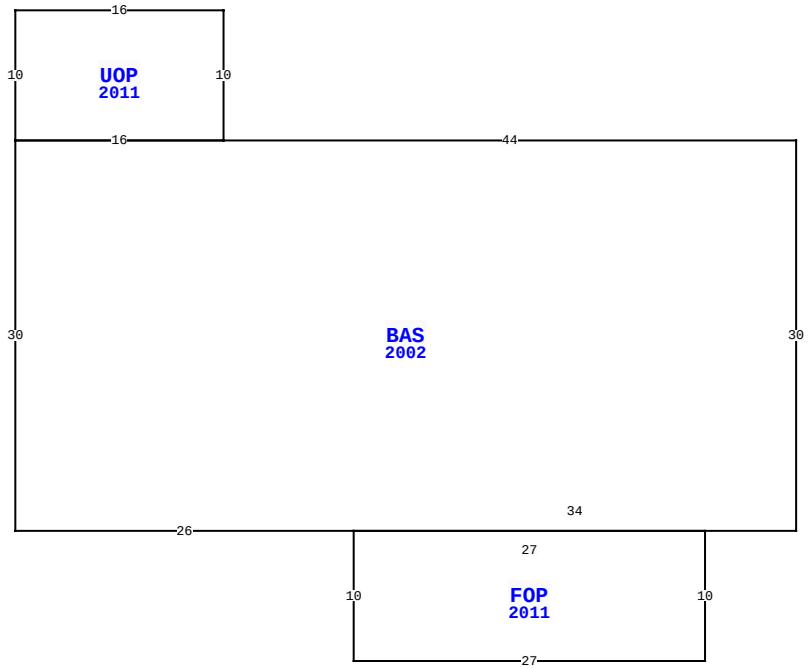
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	76,789
FOP	270	30	81	3,455
UOP	160	25	40	1,707
TOTALS	2,230		1,921	81,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,921	117.2000	82.04	157,599	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1997 Heated Area: 1800 HX Base Yr 1997



54193 SUNSHINE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		81,951
TOTAL MARKET OB/XF VALUE		6,006
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		122,957
SOH/AGL Deduction		57,070
ASSESSED VALUE		65,887
TOTAL EXEMPTION VALUE	HX HB DX	45,887
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		122,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3810	MH MOVE-ON	0	04/01/2002
M5899	H/AC	0	04/01/2002
P5549	NEW CONSTR	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0748/0139	1/08/1996	WD	U	I	06	100
GRANTOR: CREWS BENJAMIN & DANA						
GRANTEE: YOUNG JIMMY W & DAL						
0682/1844	6/16/1993	WD	Q	I		27,000
GRANTOR: CAMPBELL ERNEST III						
GRANTEE: CREWS BENJAMIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W44 UOP=[YR=2011] N10 W16 S10 E16$ W16 S30 E26
FOP=[YR=2011] S10 E27 N10 W27$ E34 N30$.

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	2004	2004	3	24	772	
6	0681	POLE SHED	0	100	16	7	112.00	SF	15.00	15.00	100	2004	2004	3	40	672	
7	0681	POLE SHED	0	100	16	7	112.00	SF	15.00	15.00	100	2004	2004	3	40	672	
8	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	100	2004	2004	3	66	845	

LAND DESCRIPTION

TOTAL OB/XF 6,006

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 09/07/2022 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS