LOT 5
IN OR 634 PG 17
R622259 & R622260

JONES CARLOS A JR & MARY C
54133 SUNSHINE DRIVE
CALLAHAN, FL 32011

2023

10-1N-25-2882-0005-0000

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	04	PLYWOOD 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

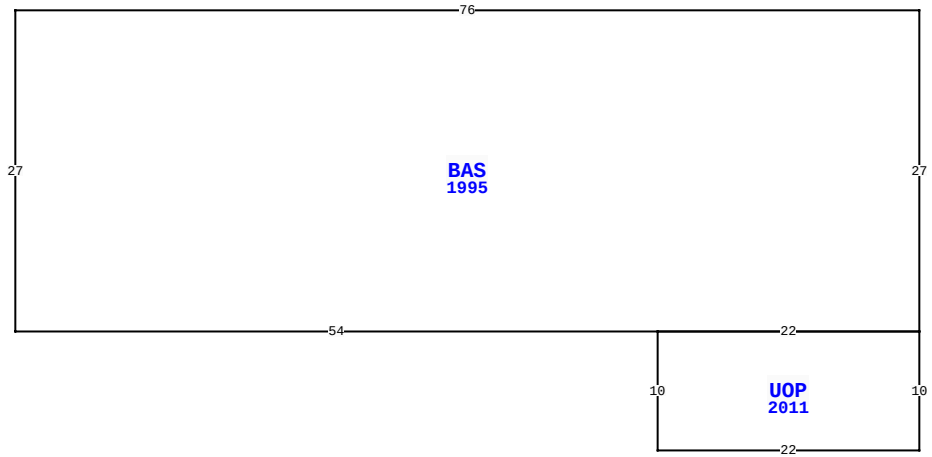
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	80,806
UOP	220	25	55	2,166
TOTALS	2,272		2,107	82,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,107	117.2000	82.04	172,858	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1992 Heated Area: 2052 HX Base Yr 1992



54133 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		82,972
TOTAL MARKET OB/XF VALUE		3,139
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		121,111
SOH/AGL Deduction		60,434
ASSESSED VALUE		60,677
TOTAL EXEMPTION VALUE	HX HB	35,677
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95914	MH MOVE-ON	0	05/01/1995
8666	MH MOVE-ON	15,000	09/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0634/0017	8/19/1991	WD	U	V	11	18,000
GRANTOR: CONYERS GAYLE ETAL						
GRANTEE: JONES CARLOS JR & M						
0599/0184	6/07/1990	CT	U	V	14	500
GRANTOR: CONYERS GAYLE U						
GRANTEE: DODGE DANIEL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S27 E54 UOP=[YR=2011] S10 E22 N10 W22$ E22 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
1	0940	SHEDS/PORT	0	100	8	12	96.00	SF	19.50	19.50	100	1995	1995	3	20	374	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 3,139

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