LOT 15
IN OR 2144/972
R378163 & R378164

FARMER DANIEL C SR
54180 SUNSHINE DR
CALLAHAN, FL 32011

2023

10-1N-25-2882-0015-0000

NASSAU COUNTY PROPERTY

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	02	WINDOW 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
Quality	03	Quality Level 03

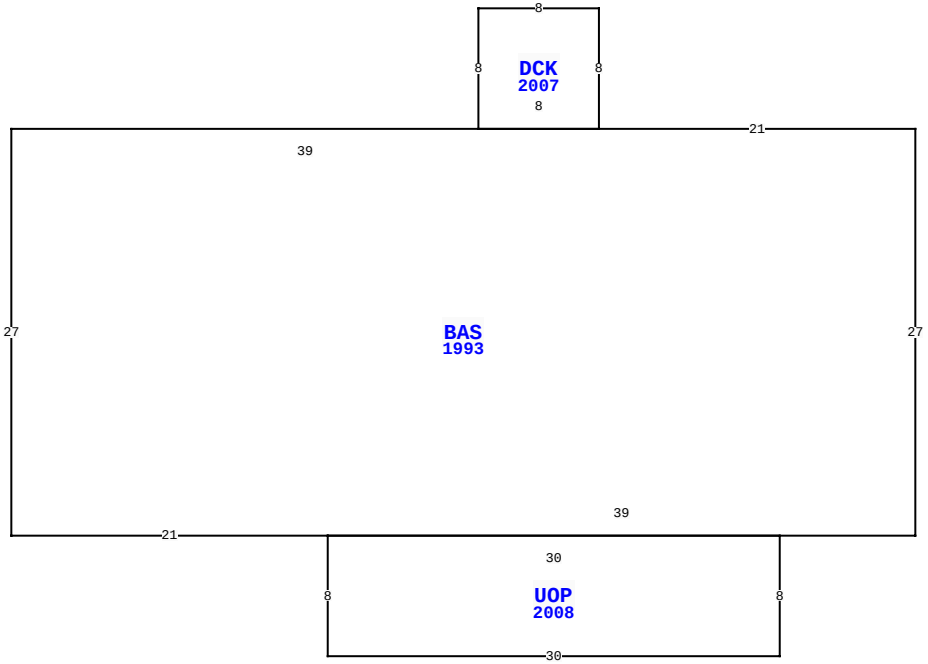
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	35,128
DCK	64	15	10	217
UOP	240	25	60	1,301
TOTALS	1,924		1,690	36,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,690	111.2000	72.28	122,153	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1620 HX Base Yr



54180 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	36,646
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	73,676
SOH/AGL Deduction	25,789
ASSESSED VALUE	47,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,887
TOTAL JUST VALUE	73,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0972	9/05/2017	QC	U	I	11	7,000
GRANTOR: FARMER DANIEL C JR						
GRANTEE: FARMER DANIEL C SR						
2070/0929	8/29/2016	QC	U	I	11	100
GRANTOR: JOHNSON ROBERT A & BO						
GRANTEE: FARMER DANIEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 DCK=[YR=2007] N8 W8 S8 E8$ W39 S27 E21
UOP=[YR=2008] S8 E30 N8 W30$ E39 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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	0	0006	OR	142.00	306.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS