LOT 16 R788020
IN OR 2153/602
NASSAU PLANTATIONS #2 PB 5/109

MUMFORD DAPHANI/ANDERSON CODY
54202 SUNSHINE DRIVE
CALLAHAN, FL 32011

2023

10-1N-25-2882-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

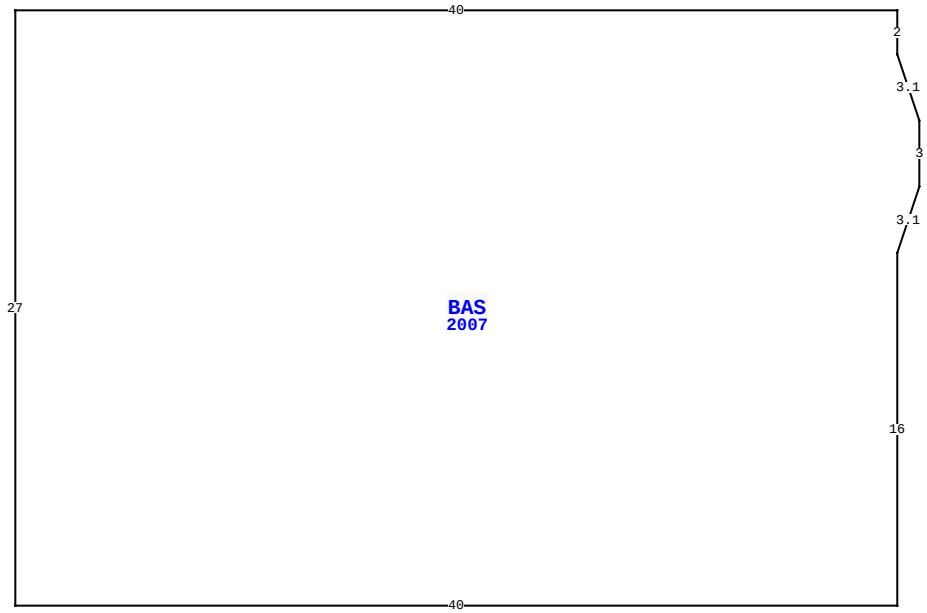
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1,086	30,385
TOTALS	1,086		1,086	30,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,086	114.2000	79.94	86,815	1995	1995	0	0	0	65.00	35.00

2 M/H 94+ – 100% - 2019 Heated Area: 1086 HX Base Yr 2019



54202 SUNSHINE DR, CALLAHAN

BLD DATE	09/12/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		30,385
TOTAL MARKET OB/XF VALUE		622
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		66,007
SOH/AGL Deduction		23,296
ASSESSED VALUE		42,711
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,711
TOTAL JUST VALUE		66,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4944	CO ISSUED	0	06/01/2007
MH4944	MH MOVE-ON	0	06/01/2007
P12434	OTHER	0	06/01/2007
E19244	ELEC OTHER	0	05/01/2007
M12921	MECH OTHER	0	05/01/2007
7429	MH MOVE-ON	13,000	08/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/0602	10/19/2017	WD	U	I	30	45,000
GRANTOR: CLAY CAROLYN A F/K/A						
GRANTEE: MUMFORD DAPHANI & C						
1493/0557	4/18/2007	WD	Q	I		66,300
GRANTOR: PETERSON ROY O JR & D						
GRANTEE: GAINEY CAROLYN HIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S27 E40 N16 U3 R1 N3 U3 L1 N2$.

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	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	2004	2004	3	40	320	
3	1242	WD DECK A	0	100	18	8	144.00	SF	10.00	10.00	100	2002	2002	3	21	302	

LAND DESCRIPTION

TOTAL OB/XF 622

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	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 05/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS