PT NW1/4 OF SEC 14-2N-25E
IN OR 1458/109
{1997 HERI DW/MH}

CRUM ROBERT A JR
PO BOX 1681
CALLAHAN, FL 32011-1681

2023

14-2N-25-0000-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Quality	03	Quality Level 03

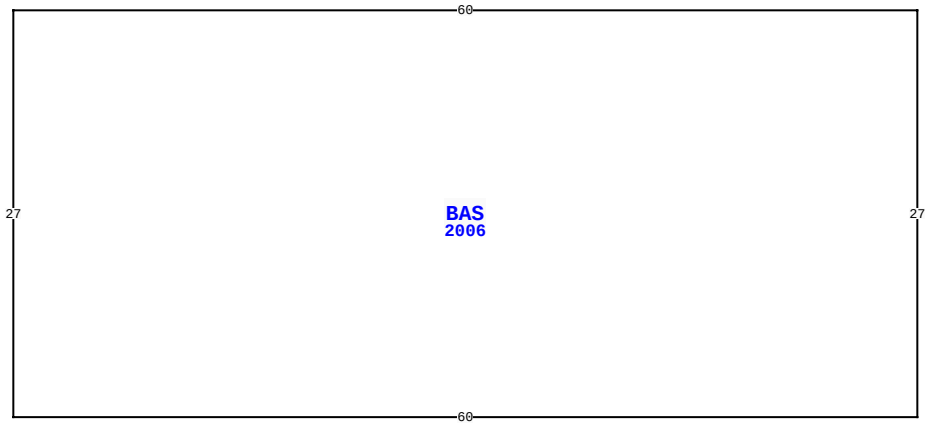
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	72,649
TOTALS	1,620		1,620	72,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.2000	86.24	139,709	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2007 Heated Area: 1620 HX Base Yr 2007



55261 MT OLIVE RD, 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		72,649
TOTAL MARKET OB/XF VALUE		19,972
TOTAL LAND VALUE - MARKET		54,950
TOTAL MARKET VALUE		147,571
SOH/AGL Deduction		70,699
ASSESSED VALUE		76,872
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,872
TOTAL JUST VALUE		147,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/0109	11/09/2006	WD	U	I	07	100
GRANTOR: MORGAN MATTHEW M						
GRANTEE: CRUM ROBERT A JR						
1345/0254	8/06/2005	WD	U	I	11	90,000
GRANTOR: MORGAN MATTHEW M						
GRANTEE: CRUM ROBERT A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W60 S27 E60 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	0351	CARPORT MT	0	100	28	20	560.00	SF	6.00	6.00	100	2005	2005	3	27	907	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2005	2005	3	44	6,160	
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2006	2006	3	31	310	
4	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2006	2006	3	31	310	
5	1242	WD DECK A	0	100	30	12	360.00	SF	10.00	10.00	100	2006	2006	3	31	1,116	
6	0812	CONCRETE C	0	100	0	0	1,957.00	SF	4.00	4.00	100	2006	2006	3	88	6,889	
7	0803	ASPHALT C	0	100	428	10	4,280.00	SF	2.00	2.00	100	1996	1996	3	50	4,280	

LAND DESCRIPTION

TOTAL OB/XF 19,972

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	35,000.00	35,000.00	54,950							

REVIEW DATE 09/19/2022 BY KBA Total Acres: 1.57 Total Land Value: 54,950 Market: 0 Agricultural: 0 Common: 54,950 PRINTED 08/02/2023 BY SYS