IN OR 1455/284
EX R/W OR 445/365 & EX 1-22
EX ESMT IN OR 813/566

WALDRON GERALD K
55520 JEWEL THOMAS ROAD
CALLAHAN, FL 32011

2023

15-2N-25-0000-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

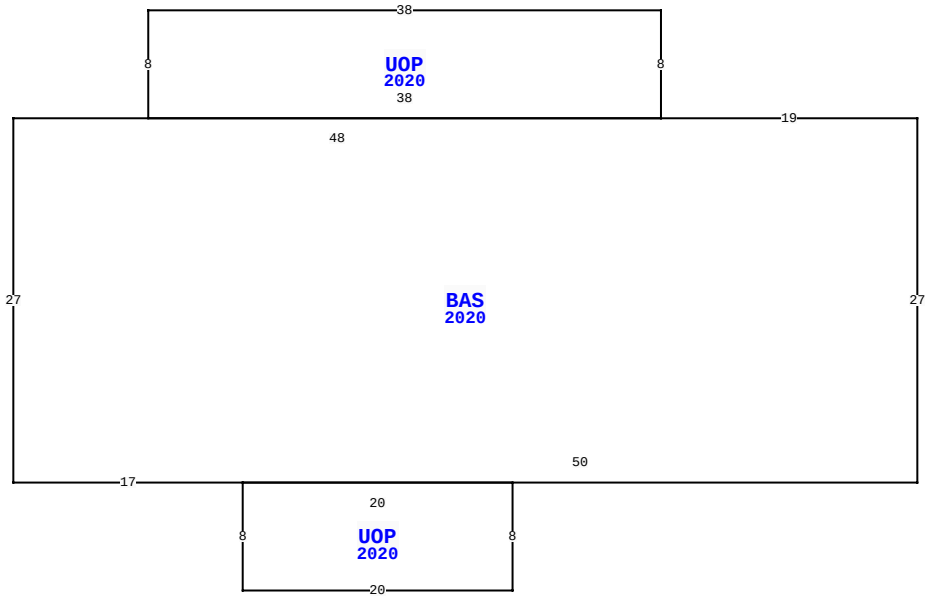
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1,809	47,030
UOP	160	25	40	1,040
UOP	304	25	76	1,976
TOTALS	2,273		1,925	50,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,925	133.3200	86.66	166,820	1994	1994	0	0	0	70.00	30.00

1 MH 94NO RP – 0% - 0 Heated Area: 1809 HX Base Yr



55520 JEWEL THOMAS RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	50,046
TOTAL MARKET OB/XF VALUE	1,507
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	86,553
SOH/AGL Deduction	3,096
ASSESSED VALUE	83,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,457
TOTAL JUST VALUE	86,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972022	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/0284	10/27/2006	QC	U	I		69,000
GRANTOR: SMITH THOMAS B						
GRANTEE: WALDRON GERALD K						
1311/0812	4/21/2005	QC	U	I	11	74,000
GRANTOR: WALDRON GERALD K						
GRANTEE: SMITH THOMAS B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 UOP=[YR=2020] N8 W38 S8 E38$ W48 S27 E17
UOP=[YR=2020] S8 E20 N8 W20 $ E50 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
5	0754	FOP	0	0	18	8	144.00	SF	15.00	15.00	100	1999	1999	3	20	432	
6	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1999	1999	3	28	1,075	

LAND DESCRIPTION

TOTAL OB/XF 1,507

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/19/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS