PT OF GOVT LOT 2
SEC 15-2N-25E IN OR 1936/61

SARES MARIA M/SARES ROBERT T JR ET AL
55215 JEWEL THOMAS RD
CALLAHAN, FL 32011

2023

15-2N-25-0000-0002-0050

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06

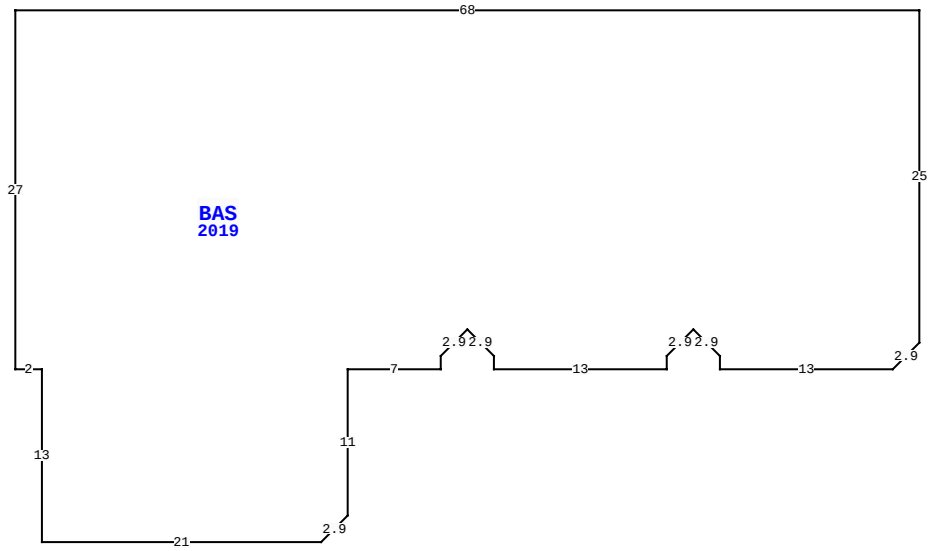
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2,115	93,769
TOTALS	2,115		2,115	93,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,115	150.8000	105.56	223,259	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 2022 Heated Area: 2115 HX Base Yr 2022



55215 JEWEL THOMAS 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		93,769
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		128,769
SOH/AGL Deduction		31,691
ASSESSED VALUE		97,078
TOTAL EXEMPTION VALUE	HA HAB SX	11,550
BASE TAXABLE VALUE		85,528
TOTAL JUST VALUE		128,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,303

RP: 1283330 & 1283331 & 1283332 (ISSUED 4/2022)

VIN: PH0611252(A/B/C)FL __ TITLE: 73916538 & 73916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003536	MH MOVE-ON	0	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1936/0061	9/08/2014	QC	U	I	11	100

GRANTOR: CHRISTOPHER CLAUDINA

GRANTEE: SARES ROBERT T JR E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W68 S27 E2 S13 E21 U2R2 N11 E7 N1 U2R2 D2R2 S1 E13 N1 U2R2 D2R2 S1 E13 U2R2 N25 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	33		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/20/2023 BY KW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS