PT SEC 27-2N-25E
IN OR 2304/1284

WALKER TIMOTHY J
55081 PUFF LANE
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0110

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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

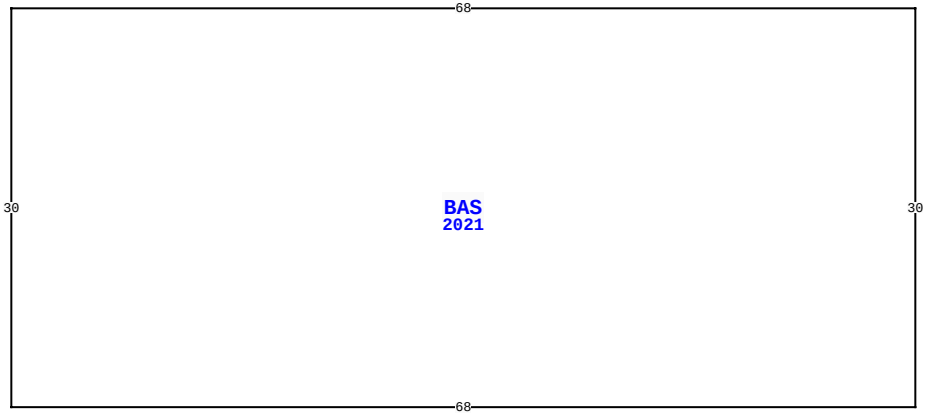
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	199,173
TOTALS	2,040		2,040	199,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	140.8000	98.62	201,185	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2022 Heated Area: 2040 HX Base Yr 2022



55061 PUFF LN, 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		199,173
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		251,673
SOH/AGL Deduction		51,069
ASSESSED VALUE		200,604
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,604
TOTAL JUST VALUE		251,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002985	CO ISSUED	0	05/17/2021
21002986	MH MOVE-ON	0	03/11/2021
MH972007	MH MOVE-ON	0	11/01/1997
7757	MH MOVE-ON	14,750	04/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/1284	9/17/2019	SW	U	I	11	100
GRANTOR: WALKER BYRON J & ANNI						
GRANTEE: WALKER TIMOTHY J						
0474/0091	10/31/1985	LE	U	I	06	0
GRANTOR: WALKER BYRON J & ANNI						
GRANTEE: WALKER B ROBERTA L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S30 E68 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 07/20/2021 BY KB Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS