PT SEC 27-2N-25E
PT OR 2411/596
(EX OR 2411/597)

ANGLEA SHARON L
55004 KARMA LANE
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0160

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	04	Quality Level 04

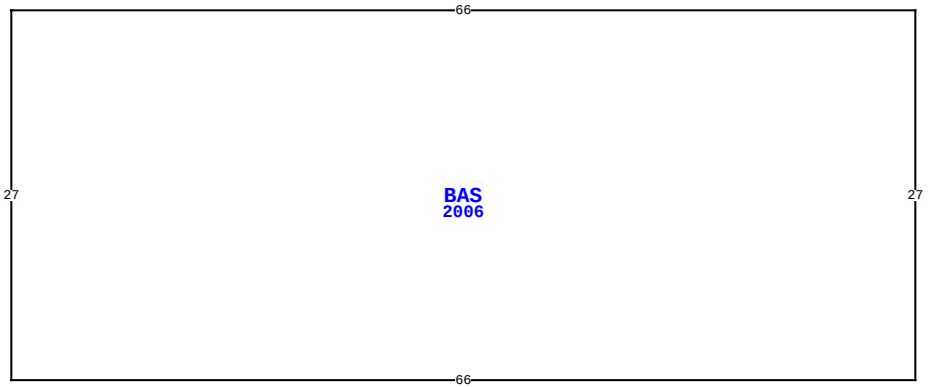
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	77,759
TOTALS	1,782		1,782	77,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	135.5200	94.86	169,041	1994	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2007 Heated Area: 1782 HX Base Yr 2007



55004 KARMA 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		77,759
TOTAL MARKET OB/XF VALUE		168
TOTAL LAND VALUE - MARKET		18,200
TOTAL MARKET VALUE		96,127
SOH/AGL Deduction		47,213
ASSESSED VALUE		48,914
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,914
TOTAL JUST VALUE		96,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0596	11/24/2020	QC	U	I	11	100
GRANTOR: GILL KEVIN M & JANET						
GRANTEE: ANGLEA SHARON L						
2357/1717	4/28/2020	WD	U	I	11	100
GRANTOR: ANGLEA SHARON L						
GRANTEE: GILL KEVIN M & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W66 S27 E66 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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2002	2002	3	21	168	

LAND DESCRIPTION

TOTAL OB/XF 168

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	0.52	AC		1.00	1.00	1.00	35,000.00	35,000.00	18,200							

REVIEW DATE 06/10/2021 BY KBA Total Acres: 0.52 Total Land Value: 18,200 Market: 0 Agricultural: 0 Common: 18,200 PRINTED 08/02/2023 BY SYS