PT OF GOVT LOT 4
IN OR 1936/41
{1986 DESTINY/OMNI DW/MH}

EQUITY TRUST COMPANY CUSTODIAN F/B/O LISA J BROWAR
55053 COOK DR
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0190

BUILDING CHARACTERISTICS

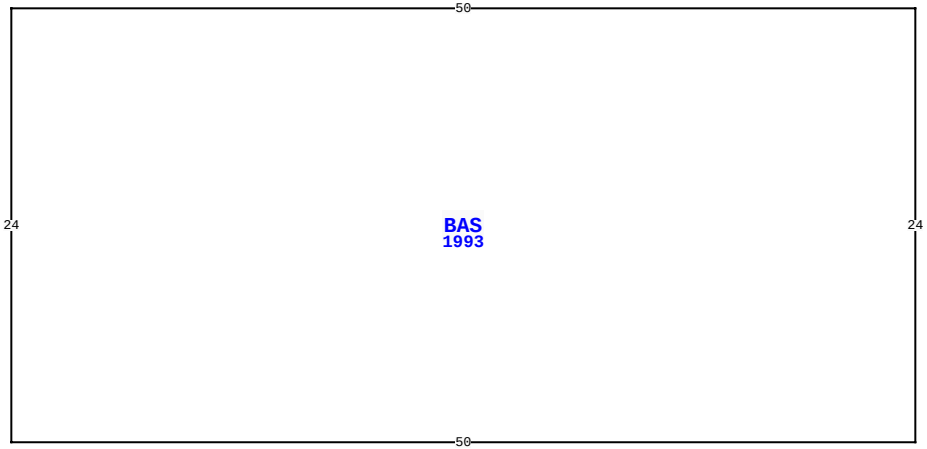
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,200	100	1,200	28,829
TOTALS	1,200		1,200	28,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,200	123.2000	80.08	96,096	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1200 HX Base Yr



54632 MARSH 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	28,829
TOTAL MARKET OB/XF VALUE	9,919
TOTAL LAND VALUE - MARKET	51,100
TOTAL MARKET VALUE	89,848
SOH/AGL Deduction	25,594
ASSESSED VALUE	64,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,254
TOTAL JUST VALUE	89,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7185	MH MOVE-ON	20,000	03/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1936/0041	8/25/2014	SW	U	I	12	24,600
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: EQUITY TRUST COMPAN						
1921/1644	6/06/2014	SW	U	I	12	23,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETERY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E50 N24$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
6	0812	CONCRETE C	0	0	0	0	2,595.00	SF	4.00	4.00	100	1992	1992	3	66	6,851	
7	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1992	1992	3	20	392	
8	1242	WD DECK A	0	0	8	18	144.00	SF	10.00	10.00	100	1992	1992	3	20	288	
9	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1995	1995	3	20	200	
10	0940	SHEDS/PORT	0	0	10	12	120.00	SF	19.50	19.50	100	1996	1996	3	20	468	
11	0681	POLE SHED	0	0	10	8	80.00	SF	15.00	15.00	100	2004	2004	3	40	480	

LAND DESCRIPTION

TOTAL OB/XF 9,919

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	1.46	AC		1.00	1.00	1.00	35,000.00	35,000.00	51,100							

REVIEW DATE 07/17/2017 BY KBX Total Acres: 1.46 Total Land Value: 51,100 Market: 0 Agricultural: 0 Common: 51,100 PRINTED 08/02/2023 BY SYS