IN OR 2354/1840

MCWILLIAMS DAKOTA & KAYLA
54593 MARSH RD
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0280

BUILDING CHARACTERISTICS

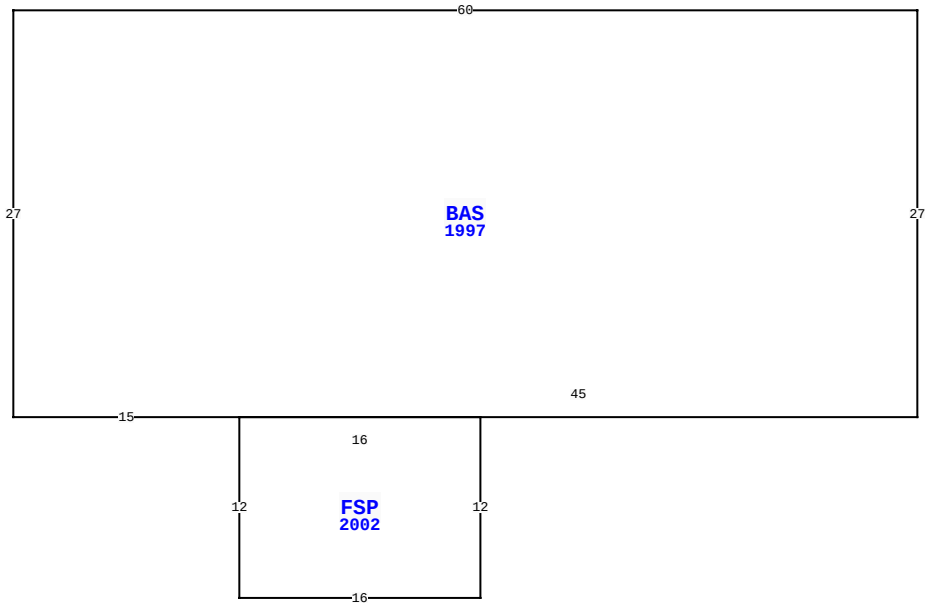
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,620	100	1,620	111,642
FSP	192	60	115	7,925
TOTALS	1,812		1,735	119,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,735	140.6400	98.45	170,811	1997	2011	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2021 Heated Area: 1620 HX Base Yr 2021



54593 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		119,568
TOTAL MARKET OB/XF VALUE		5,119
TOTAL LAND VALUE - MARKET		41,895
TOTAL MARKET VALUE		166,582
SOH/AGL Deduction		30,200
ASSESSED VALUE		136,382
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,382
TOTAL JUST VALUE		166,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974266	XFOB	2,720	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/1840	4/13/2020	SW	Q	I	01	160,000
GRANTOR: MEAN4 DISPOSAL LLC						
GRANTEE: MCWILLIAMS DAKOTA &						
2325/1162	11/13/2019	QC	U	I	11	100
GRANTOR: 2019 SUNRISE TRUST						
GRANTEE: MEAN4 DISPOSAL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S27 E15 FSP=[YR=2002] S12 E16 N12 W16 $ E45 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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	1997	1997	3	20	624	
2	0812	CONCRETE C	0	100	0	0	1,215.00	SF	4.00	4.00	100	1997	1997	3	75	3,645	
3	1242	WD DECK A	0	100	18	8	144.00	SF	10.00	10.00	100	1999	1999	3	20	288	
4	0940	SHEDS/PORT	0	100	16	9	144.00	SF	19.50	19.50	100	1999	1999	3	20	562	

LAND DESCRIPTION

TOTAL OB/XF 5,119

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			0.00	0.00	1.71	AC		1.00	1.00	0.70	35,000.00	24,500.00	41,895							

REVIEW DATE 07/18/2017 BY KBX Total Acres: 1.71 Total Land Value: 41,895 Market: 0 Agricultural: 0 Common: 41,895 PRINTED 08/02/2023 BY SYS