PT OF GOV LOTS 4 & 5
IN OR 1716/1749
R107418

KING CHARLES THOMAS/KING RAYMOND E ET AL
55747 BEAR RUN RD
CALLAHAN, FL 32011

2023

27-2N-25-0000-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

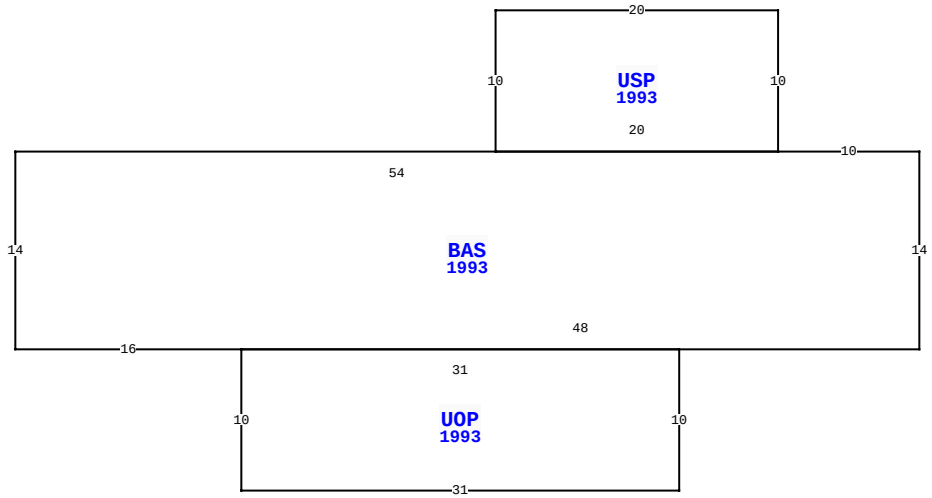
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	17,123
UOP	310	25	78	1,491
USP	200	50	100	1,911
TOTALS	1,406		1,074	20,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,074	98.0000	63.70	68,414	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2011 Heated Area: 896 HX Base Yr 2011



54446 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		20,524
TOTAL MARKET OB/XF VALUE		6,745
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		111,269
SOH/AGL Deduction		70,696
ASSESSED VALUE		40,573
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,573
TOTAL JUST VALUE		111,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1716/1749	12/27/2010	WD	U	I	11	100
GRANTOR: JONES DANA E JR ETAL						
GRANTEE: KING CHARLES THOMAS						
1671/1746	4/01/2010	WD	Q	I	01	60,000
GRANTOR: JONES DANA E JR & RIC						
GRANTEE: KING CHARLES THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=1993] N10 W20 S10 E20 $ W54 S14 E16
UOP=[YR=1993] S10 E31 N10 W31 $ E48 N14$.

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	0510	GARAGE WD-	0	100	23	19	437.00	SF	35.00	35.00	100	1970	1970	3	20	3,059	
2	0681	POLE SHED	0	100	11	31	341.00	SF	15.00	15.00	100	1975	1975	3	20	1,023	
3	0510	GARAGE WD-	0	100	12	12	144.00	SF	35.00	35.00	100	1980	1980	3	20	1,008	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1999	1999	3	20	720	
5	0810	CONCRETE A	0	100	0	0	232.00	SF	6.50	6.50	100	1990	1990	3	62	935	

LAND DESCRIPTION

TOTAL OB/XF 6,745

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	0006	OR	0.00	0.00	2.40	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,000							

REVIEW DATE 06/04/2020 BY KBA Total Acres: 2.40 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS