IN OR 2281/696
R704910

LIVELY THERESA G L/E/
54004 WILBUR JONES RD
CALLAHAN, FL 32011

2023

34-2N-25-0000-0011-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

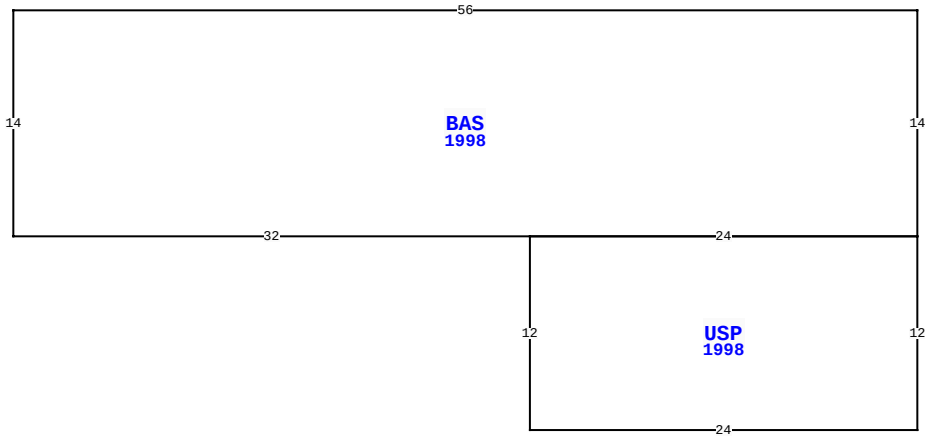
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	02	MIN PLYWD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	784	100	784	14,554
USP	288	50	144	2,673
TOTALS	1,072		928	17,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	928	95.2000	61.88	57,425	1982	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 784 HX Base Yr 1999



54004 WILBUR JONES RD, 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		17,228
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		80,460
TOTAL MARKET VALUE		99,788
SOH/AGL Deduction		56,955
ASSESSED VALUE		42,833
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		12,833
TOTAL JUST VALUE		99,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/0696	6/11/2019	QC	U	I	11	100
GRANTOR: LIVELY THERESA G						
GRANTEE: GIORDANO MINDY LYNN						
0852/1226	10/16/1998	WD	Q	I		45,000
GRANTOR: CRAVEY THOMAS D & VIC						
GRANTEE: LIVELY ELMER C & TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S14 E32 USP=[YR=1998] S12 E24 N12 W24$ E24 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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			0.00	0.00	4.47	AC		1.00	1.00	1.00	18,000.00	18,000.00	80,460							

REVIEW DATE 04/30/2020 BY KB Total Acres: 4.47 Total Land Value: 80,460 Market: 0 Agricultural: 0 Common: 80,460 PRINTED 08/02/2023 BY SYS