IN OR 2167/1063
2003 MERT DW/MH

KRUER SCOTT K & DYNA L
54092 OWLS NEST COURT
CALLAHAN, FL 32011

2023

34-2N-25-0000-0011-0120

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

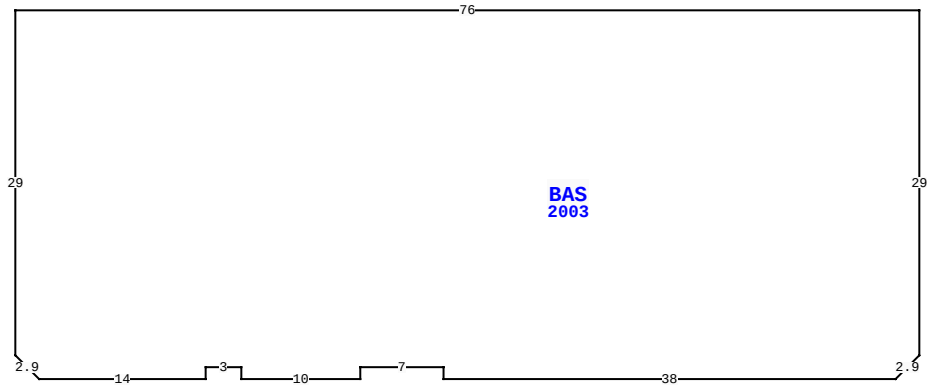
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100	2,342	147,565
TOTALS	2,342		2,342	147,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,342	140.6400	98.45	230,570	2003	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2019 Heated Area: 2342 HX Base Yr 2019



54092 OWLS NEST CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		165,258
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		203,338
SOH/AGL Deduction		95,577
ASSESSED VALUE		107,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,761
TOTAL JUST VALUE		203,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800199	GARAGE	38,572	03/01/2018
E10892	NEW CONSTR	2,012,003	08/18/2004
MH	MH MOVE-ON	2,012,003	08/18/2004
M6834	H/AC	3,012,003	08/18/2004
P6489	NEW CONSTR	2,012,003	08/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1063	12/15/2017	SW	Q	I	01	135,000
GRANTOR: 54092 OWLS NEST CT LA						
GRANTEE: KRUER SCOTT K & DYN						
2124/1197	5/25/2017	CT	U	I	18	68,900
GRANTOR: CLERK OF COURT						
GRANTEE: 54092 OWLS NEST CT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S29 R2 D2 E14 N1 E3 S1 E10 N1 E7 S1 E38 U2 R2 N29$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/13/2019 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

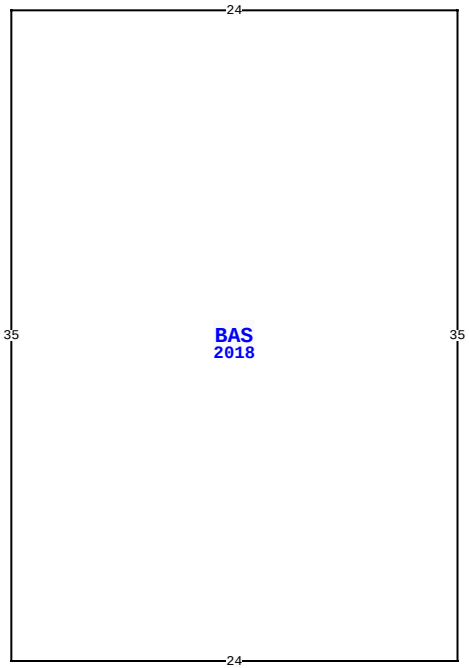
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	17,693
TOTALS	840		840	17,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	62.7000	21.94	18,430	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 840 HX Base Yr 2019



54092 OWLS NEST CT, CALLAHAN

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NASSAU COUNTY PROPERTY

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2124/1197	5/25/2017	CT	U	I	18	68,900
GRANTOR: CLERK OF COURT						
GRANTEE: 54092 OWLS NEST CT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S35 E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/13/2019 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS