PT OF LOT 1 S-2
IN OR 2318/642
FLA LAND SYNDICATE SUB PB 0/42

LHM CALLAHAN LLC
8405 PAPELON WAY
JACKSONVILLE, FL 32217

2023

37-1N-25-2940-0001-0020

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 90
Interior Floo	08	SHT VINYL 10
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	01	Quality Level 01

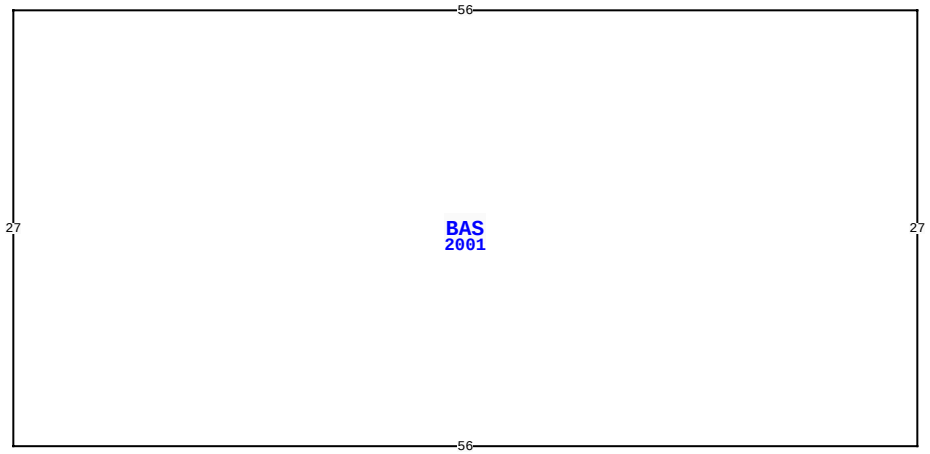
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	12,713
TOTALS	1,512		1,512	12,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,512	64.6800	42.04	63,564	1988	1988	0	0	10	70.00	20.00

2 M/H 93- – 0% - 0 Heated Area: 1512 HX Base Yr



54038 WIND CHIME LN, 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	12,713
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	83,650
TOTAL MARKET VALUE	96,863
SOH/AGL Deduction	20,014
ASSESSED VALUE	76,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,849
TOTAL JUST VALUE	96,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003349	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0642	11/08/2019	WD	Q	I	01	50,000
GRANTOR: WINDCHIME HOLDINGS LL						
GRANTEE: LHM CALLAHAN LLC						
1629/1942	6/30/2009	WD	U	I	30	100
GRANTOR: OVERBY JOE						
GRANTEE: WINDCHIME HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S27 E56 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	1242	WD DECK A	0	0	6	7	42.00	SF	10.00	10.00	100	2001	2001	3	20	84	
4	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	10.00	100	2001	2001	3	20	320	
5	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	2001	2001	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		OR	0.00	0.00	2.39	AC		1.00	1.00	1.00	35,000.00	35,000.00	83,650							

REVIEW DATE 06/16/2017 BY KBX Total Acres: 2.39 Total Land Value: 83,650 Market: 0 Agricultural: 0 Common: 83,650 PRINTED 08/02/2023 BY SYS