PT OF LOT 5
IN OR 2466/220
FLA LAND SYNDICATE PBK O/42

MCLAIN JUSTIN L & BRITTANY ANNE
54037 PARKS ROAD
CALLAHAN, FL 32011

2023

37-1N-25-2940-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06

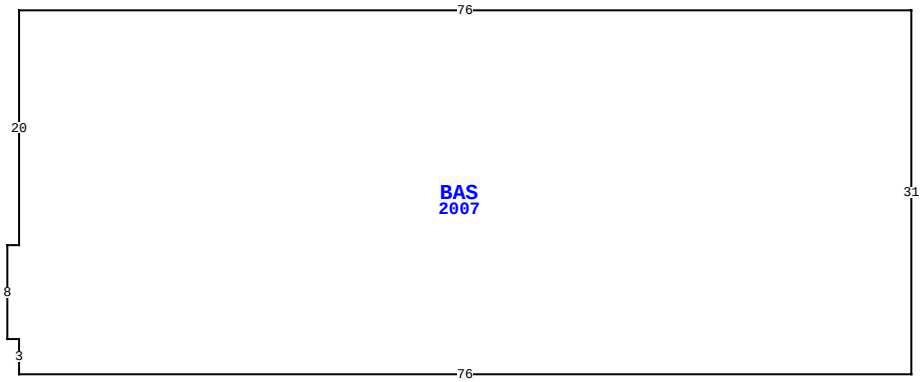
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,364	100	2,364	232,076
TOTALS	2,364		2,364	232,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,364	150.8000	105.56	249,544	2007	2017	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 0 Heated Area: 2364 HX Base Yr



54037 PARKS RD, CALLAHAN

BLD DATE	11/14/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	232,076
TOTAL MARKET OB/XF VALUE	8,440
TOTAL LAND VALUE - MARKET	21,438
TOTAL MARKET VALUE	261,954
SOH/AGL Deduction	49,378
ASSESSED VALUE	212,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,576
TOTAL JUST VALUE	261,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19865	ELEC OTHER	0	08/01/2007
M13226	MECH OTHER	0	08/01/2007
P12663	OTHER	0	08/01/2007
7590	CHNGE SRVC	100	07/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0220	5/27/2021	WD	Q	I	01	219,000
GRANTOR: SOTO SHAWN & JENNIFER						
GRANTEE: MCLAIN JUSTIN LEE &						
2249/1415	1/18/2019	WD	Q	I	01	167,300
GRANTOR: PEEPLES VIRGIL CLAUDU						
GRANTEE: SOTO SHAWN & JENNIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S20 W1 S8 E1 S3 E76 N31$.

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	0	0	0	288.00	SF	20.10	20.10	100	2002	2002	3	21	1,216	
2	0351	CARPORT MT	0	0	20	20	400.00	SF	5.60	5.60	100	2007	2007	3	35	784	
3	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	6,440	

LAND DESCRIPTION

TOTAL OB/XF 8,440

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	0	0005	OR	0.00	0.00	0.35	AC		1.00	1.00	1.75	35,000.00	61,250.00	21,438							

REVIEW DATE 11/22/2019 BY KBA Total Acres: 0.35 Total Land Value: 21,438 Market: 0 Agricultural: 0 Common: 21,438 PRINTED 08/02/2023 BY SYS