LOT 6 & PT OF LOT 5
1999 FLEETWOOD DW/MH
IN OR 1942/405

WIMBERLY LINDA ADAMS
54109 PAULAS CT
CALLAHAN, FL 32011

2023

37-1N-25-2940-0006-0000

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		3 100
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

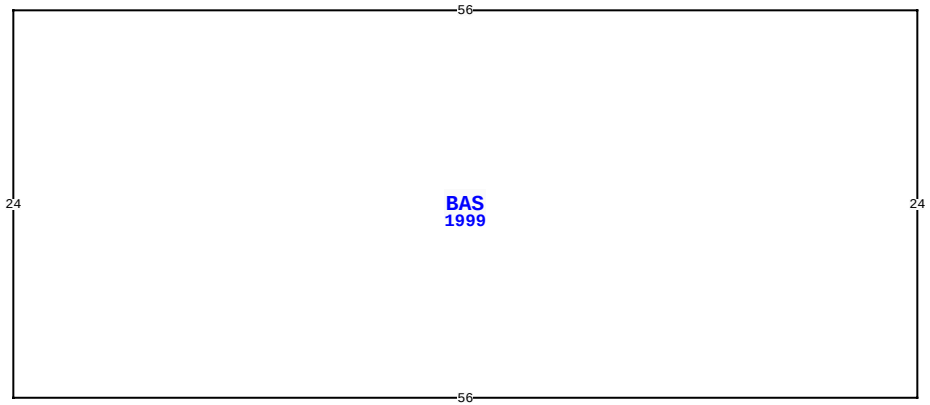
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	50,721
TOTALS	1,344		1,344	50,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	117.2000	82.04	110,262	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2016 Heated Area: 1344 HX Base Yr 2016



54109 PAULAS 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		50,721
TOTAL MARKET OB/XF VALUE		1,024
TOTAL LAND VALUE - MARKET		65,100
TOTAL MARKET VALUE		116,845
SOH/AGL Deduction		55,843
ASSESSED VALUE		61,002
TOTAL EXEMPTION VALUE	HX HB	36,002
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992739	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1942/0405	10/10/2014	WD	Q	I	01	77,000
GRANTOR: HUTTO CURTIS M JR ET						
GRANTEE: WIMBERLY LINDA ADAM						
1942/0400	10/01/2014	FJ	U	I	18	0
GRANTOR: HUTTO MADELYN WILLIAM						
GRANTEE: HUTTO CURTIS M JR E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S24 E56 N24 $.

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	0751	UOP	0	100	8	20	160.00	SF	10.00	10.00	100	2010	2010	3	64	1,024	

LAND DESCRIPTION

TOTAL OB/XF 1,024

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	0007	OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	35,000.00	35,000.00	65,100							

REVIEW DATE 06/15/2017 BY KBX Total Acres: 1.86 Total Land Value: 65,100 Market: 0 Agricultural: 0 Common: 65,100 PRINTED 08/02/2023 BY SYS