TRACT 24
IN OR 593 PG 516
R407944 & R407945

BRENNAN WILLIAM D & LINDA G
54028 CATHERINE AV
CALLAHAN, FL 32011

2023

37-1N-25-296C-0024-0000

BUILDING CHARACTERISTICS

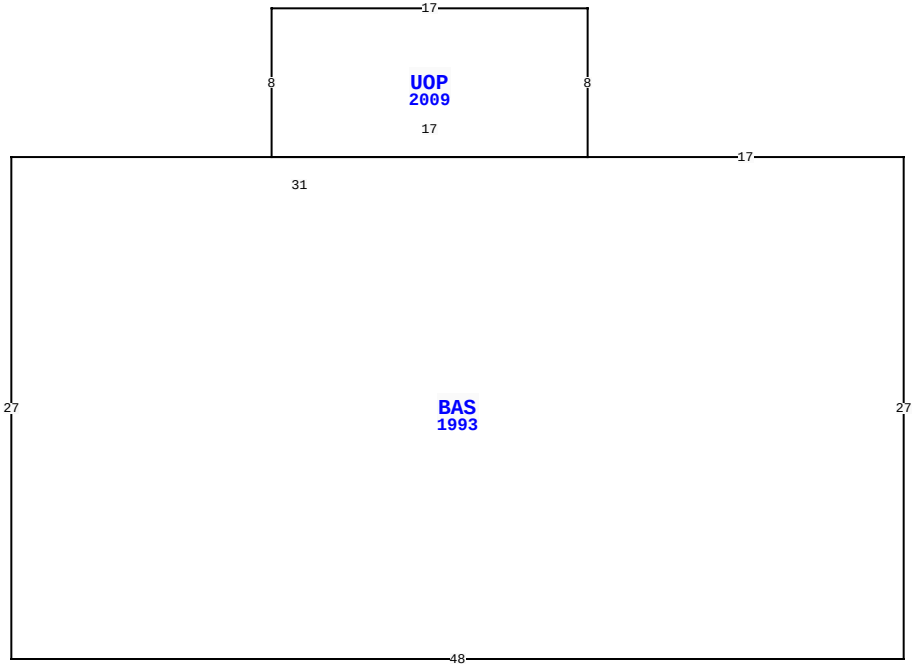
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,296	100	1,296	29,113
UOP	136	25	34	764
TOTALS	1,432		1,330	29,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,330	115.2000	74.88	99,590	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1296 HX Base Yr



54028 CATHERINE AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		29,877
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		77,037
SOH/AGL Deduction		40,052
ASSESSED VALUE		36,985
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,985
TOTAL JUST VALUE		77,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8043	MH MOVE-ON	29,000	02/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0593/0516	3/22/1990	WD	U	V	07	100
GRANTOR: HAYSLIP GLORIA A						
GRANTEE: BRENNAN WM & LINDA						
0580/0249	9/29/1989	WD	Q	V		10,000
GRANTOR: HAYSLIP GLORIA A						
GRANTEE: BRENNAN WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=2009] N8 W17 S8 E17$ W31 S27 E48 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	13.20	13.20	100	1992	1992	3	20	760	

LAND DESCRIPTION

TOTAL OB/XF 2,160

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	0005	RM	125.00	300.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/14/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS