TRACT 27
IN OR 2539/599
LEE STONER SHORES 3 UNR

HOOVER TANNER S/CONEKIN KALEY M
54124 CATHERINE AVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0027-0000

BUILDING CHARACTERISTICS

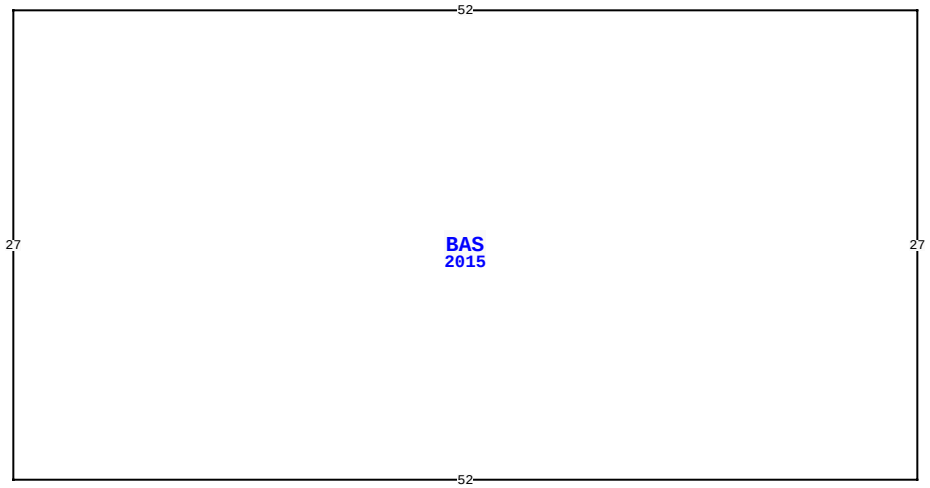
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,404	100	1,404	121,894
TOTALS	1,404		1,404	121,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	145.9200	102.14	143,405	2015	2015	0	0	0	15.00	85.00

3 M/H 94+ – 100% - 2023 Heated Area: 1404 HX Base Yr 2023



54124 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		121,894
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		166,894
SOH/AGL Deduction		0
ASSESSED VALUE		166,894
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,894
TOTAL JUST VALUE		166,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155682	CO ISSUED	0	12/15/2015
MH155682	MH MOVE-ON	0	10/01/2015
R980928	REPAIR/RRF	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0599	2/03/2022	WD	Q	I	01	169,000
GRANTOR: TRIAD FINANCIAL SERVI						
GRANTEE: HOOVER TANNER S & K						
2539/0597	2/03/2022	SW	U	I	12	100
GRANTOR: ORISON FEDERAL CREDIT						
GRANTEE: TRIAD FINANCIAL SER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W52 S27 E52 N27$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RM	150.00	303.00	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