TRACT 28 R378413
IN OR 1946/823
LEE STONER SHORES 3 UNR

SHEELY BETTY L/E/
54144 CATHERINE AVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0028-0000

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

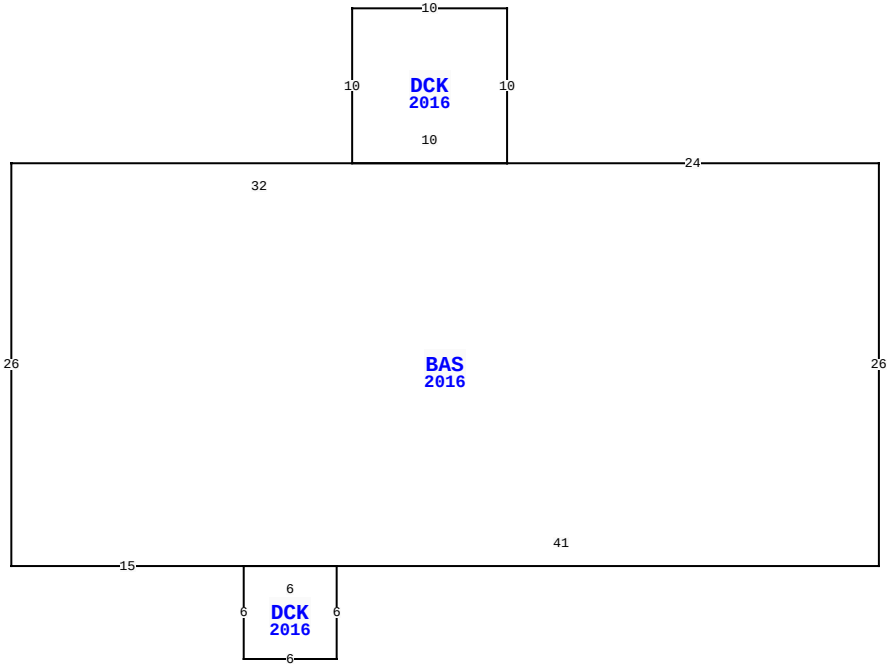
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	117,451
DCK	36	15	5	403
DCK	100	15	15	1,210
TOTALS	1,592		1,476	119,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,476	128.0400	89.63	132,294	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2022 Heated Area: 1456 HX Base Yr 2022



54144 CATHERINE AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		119,065
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		164,065
SOH/AGL Deduction		27,200
ASSESSED VALUE		136,865
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		81,865
TOTAL JUST VALUE		164,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165733	CO ISSUED	0	08/25/2016
MH165733	MH MOVE-ON	0	04/01/2016
7742	MH MOVE-ON	14,000	03/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1946/0823	11/07/2014	QC	U	I	11	100
GRANTOR: SHEELY BETTY						
GRANTEE: GRAVES JANET & NANC						
1749/0571	8/01/2011	QC	U	I	11	26,000
GRANTOR: TANNER WILLIAM E ESTA						
GRANTEE: SHEELY RALPH S & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 DCK=[YR=2016] N10 W10 S10 E10$ W32 S26 E15
DCK=[YR=2016] S6 E6 N6 W6$ E41 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	150.00	304.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS