TRACTS 42 & 43 R334132
IN OR 1653/832
LEE STONER SHORES 3 UNR

HARDEN NIDIA
54287 JANICE DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

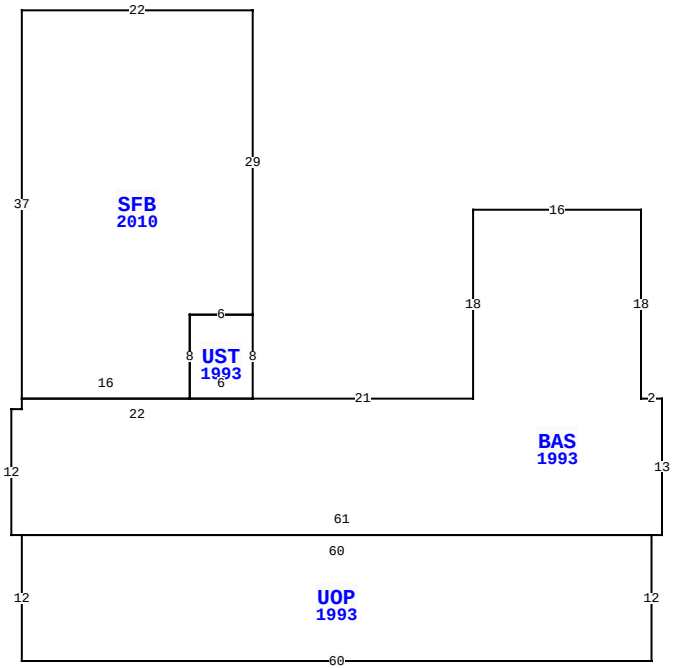
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,093	100	1,093	25,065
SFB	766	80	613	14,057
UOP	720	25	180	4,128
UST	48	55	26	596
TOTALS	2,627		1,912	43,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,912	117.6000	76.44	146,153	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1706 HX Base Yr 2021



54287 JANICE DR, 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		43,846
TOTAL MARKET OB/XF VALUE		12,665
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		146,511
SOH/AGL Deduction		38,551
ASSESSED VALUE		107,960
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,960
TOTAL JUST VALUE		146,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E963253	CHNGE SRVC	0	02/01/1997
7617	CHNGE SRVC	100	08/07/1991
6799	NEW CONSTR	50,632	10/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1653/0832	9/03/2009	QC	U	I	11	100
GRANTOR: KENNEDY WAYNE M & WAL						
GRANTEE: HARDEN JAMES T & NI						
1304/1897	3/29/2005	PR	U	I	01	100
GRANTOR: KENNEDY WAYNE M P/R						
GRANTEE: KENNEDY WAYNE M & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N18 W16 S18 W21 UST=[YR=1993] N8
SFB=[YR=2010] N29 W22 S37 E16 N8 E6$ W6 S8 E6$ W22 S1 W1 S12
E1 UOP=[YR=1993] S12 E60 N12 W60 $ E61 N13 $.

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	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	1980	1980	3	20	5,600	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
3	0811	CONCRETE B	0	100	0	0	1,236.00	SF	5.20	5.20	100	2010	2010	3	92	5,913	

LAND DESCRIPTION

TOTAL OB/XF 12,665

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	270.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	SFR	100			215.00	0.00	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: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS