

LOT B
IN OR 2458/233
1974 DEEPSOUTH DW/MH

GRIMM THERESA M
540854 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-299D-000B-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	15 CONC BLOCK 20
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	1,656	100	1,656	37,652
DCK	204	15	31	705
FCP	563	25	141	3,206
FSP	168	60	101	2,297
FST	272	65	177	4,025
PTO	380	5	19	432
PTO	210	5	10	227
TOTALS	3,453		2,135	48,544

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	34	2	68.00	SF	6.50	6.50	100	1980
2	0681	POLE SHED	0 100	10	12	120.00	SF	15.00	15.00	100	1990
3	1242	WD DECK A	0 100	9	39	351.00	SF	10.00	10.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0004	RM	127.00	336.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,135	116.6000	75.79	161,812	1974	1981	0	0	70.00	30.00
1 M/H 93- - 100% - 2019 Heated Area: 1656 HX Base Yr 2019											

TOTAL OB/XF											
1,357											

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1,357											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		48,544	
TOTAL MARKET OB/XF VALUE		1,357	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		94,901	
SOH/AGL Deduction		28,049	
ASSESSED VALUE		66,852	
TOTAL EXEMPTION VALUE		41,852	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		94,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		81,970	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005374	REPAIR/RRF	16,000	04/28/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2458/0233	4/23/2021	QC	U	I	11	100	
GRANTOR: FLIGHT LEWIS K & THER							
GRANTEE: GRIMM THERESA M							
0522/1169	7/23/1987	WD	U	I		65,000	
GRANTOR: STEVENS ARNOLD & N R							
GRANTEE: FLIGHT LEWIS & T M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W17 PTO=[YR=2005] W14 S15 BAS=[YR=1993] W10 DCK=[YR=1993] N17 W12 PTO=[YR=1993] N3 W19 S20 E19 N17 \$ S17 E12 \$ W48 S24 E31 FSP=[YR=1993] S12 E14 N12 W14 \$ E38 FCP=[YR=1993] S5 E20 N28 W17 N1 W3 S24 \$ N24 W11 \$ E14 N15 \$ S16 E17 N16 \$.											