TRACT 23
IN OR 1335/1282
R433801 & 408000

TAWES GEORGE T & MARY B
54002 HOWARD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0023-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

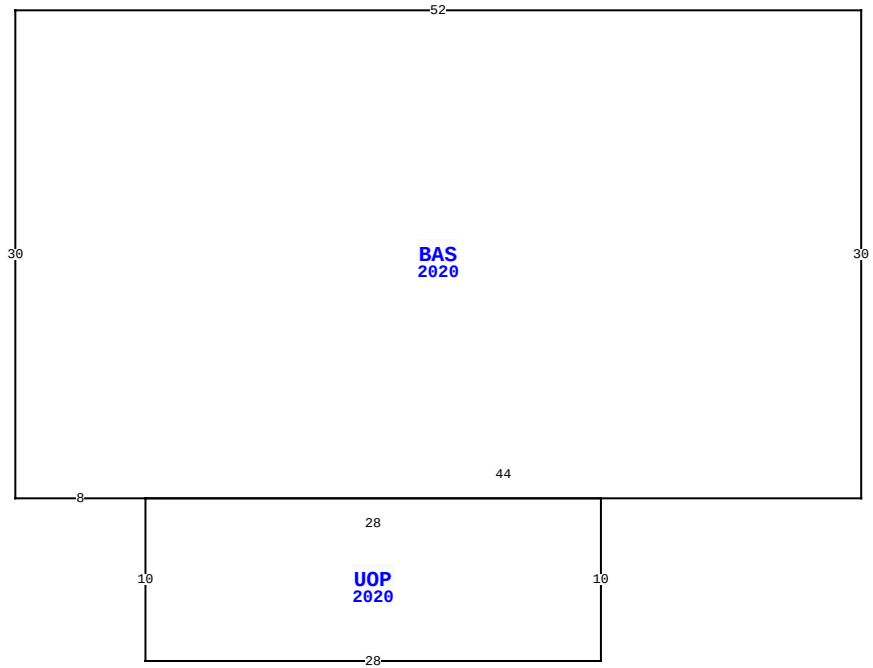
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	77,632
UOP	280	25	70	3,483
TOTALS	1,840		1,630	81,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,630	116.0000	75.40	122,902	2009	2009	0	0	0	34.00	66.00

2 MH 94NO RP – 0% - 0 Heated Area: 1560 HX Base Yr



54001 DEBBIE CT, 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	81,115
TOTAL MARKET OB/XF VALUE	4,432
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	130,547
SOH/AGL Deduction	19,710
ASSESSED VALUE	110,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,837
TOTAL JUST VALUE	130,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C095220	CO ISSUED	0	10/09/2009
E22117	ELEC OTHER	0	09/01/2009
M14821	MECH OTHER	0	09/01/2009
P13945	OTHER	0	09/01/2009
8058	MH MOVE-ON	2,500	02/21/1990
8055	MH MOVE-ON	16,000	02/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/1282	7/25/2005	QC	Q	I		65,000
GRANTOR: HEAD LINDA E						
GRANTEE: TAWES GEORGE T & MA						
1009/1403	9/27/2001	QC	U	I	01	100
GRANTOR: HEAD RAYMOND						
GRANTEE: HEAD LINDA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S30 E8 UOP=[YR=2020] S10 E28 N10 W28$ E44 N30$.

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	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	1980	1980	3	35	455	
3	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3	20	772	
5	1243	WD DECK F	0	0	0	0	56.00	SF	8.00	8.00	100	1990	1990	3	20	90	
6	0752	USP	0	0	8	6	48.00	SF	15.00	15.00	100	2009	2009	3	60	432	
8	0756	FEP	0	0	10	6	60.00	SF	27.00	27.00	100	1994	1994	3	20	324	
9	0803	ASPHALT C	0	0	0	0	2,367.00	SF	1.00	1.00	100	1994	1994	3	50	1,184	
10	0351	CARPORT MT	0	0	30	12	360.00	SF	5.60	5.60	100	1992	1992	3	20	403	
11	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	100	1990	1990	3	20	772	

LAND DESCRIPTION

TOTAL OB/XF 4,432

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	0	0007	RM	160.00	275.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/22/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS