

TRACT 122
IN OR 659 PG 146
1998/CHAD/DW/MH

JAMES GEORGE W
54870 CHURCH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0122-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																				
Exterior Wall	05	AVERAGE 100	0820	02	1,620	117.2000	76.18	123,412	1998	1998	0	0	0	56.00	44.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	2 M/H 93- - 100% - 2010													Heated Area: 1620																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2010																			
Interior Wall	05	DRYWALL 100	27 60 27 60 BAS 2008													VALUATION BY										STANDARD									
Interior Floo	14	CARPET 80														Tax Group: 6										Tax Dist:									
Interior Floo	08	SHT VINYL 20														BUILDING MARKET VALUE										54,301									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										8,097									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										45,000									
Bedrooms		3 100														TOTAL MARKET VALUE										107,398									
Bathrooms		2 100														SOH/AGL Deduction										45,106									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										62,292									
Stories	0	0 100														TOTAL EXEMPTION VALUE										HX HB 37,292									
Units	0	0 100														BASE TAXABLE VALUE										25,000									
			TOTAL JUST VALUE										107,398																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										91,928																						
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	1,620	100	1,620	54,301																															
TOTALS			1,620	1,620	54,301																														
EXTRA FEATURES			54870 CHURCH RD, CALLAHAN																																
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																			
3	0940	SHEDS/PORT	0 100	12	8	96.00	SF	19.50	100	1990	1990	3	20		374																				
4	1242	WD DECK A	0 100	8	6	48.00	SF	10.00	100	1998	1998	3	20		96																				
5	1242	WD DECK A	0 100	0	0	224.00	SF	10.00	100	1998	1998	3	20		448																				
6	1242	WD DECK A	0 100	0	0	408.00	SF	10.00	100	2001	2001	3	20		816																				
7	0812	CONCRETE C	0 100	0	0	1,824.00	SF	4.00	100	2002	2002	3	83		6,056																				
8	0751	UOP	0 100	8	8	64.00	SF	10.00	100	2006	2006	3	48		307																				
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	RM	95.00	300.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																		
REVIEW DATE 06/28/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																			