

LEBRON SAMUEL/COTTO NANCY
54892 CHURCH ROAD
CALLAHAN, FL 32011

2023

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

30

VINYL 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

13

LVT/LAMNT 50

Interior Floor

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

BUD8 Adjustme

06

DIST 1D 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

129,859

TOTALS

1,456

1,456

129,859

EXTRA FEATURES

54892 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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

12/09/2021

BY

KB

Total Acres:

0.00

Total Land Value:

45,000

Market:

0

Agricultural:

0

Common:

45,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% CONDD

0800021,456128.700090.09131,17120212021001.0099.00

1 M/H 94+ - 0% - 0Heated Area: 1456HX Base Yr

26-56-26

BAS
2021

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE141,553

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE186,553

SOH/AGL Deduction35,359

ASSESSED VALUE151,194

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE151,194

TOTAL JUST VALUE186,553

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE149,449

PERMIT NUMDESCRIPTIONAMTISSUED

21014748GARAGE28,02310/26/2021

20012386CO ISSUED002/25/2021

20012386MH MOVE-ON012/11/2020

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2377/16127/20/2020WDQI0162,000

GRANTOR: WILLIAMS CHARLES B JR

GRANTEE: LEBRON SAMUEL & NAN

2270/09854/08/2019FJUUI110

GRANTOR: WILLIAMS ROSE MARY ES

GRANTEE: WILLIAMS CHARLES B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S26 E56 N26\$.

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[illegible]