TRACT 124 2000 MERIT TW
IN OR 2101/1935
NASSAU VILLAGE WEST PB 5/23

NYE SHERRY A L/E/
54908 CHURCH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0124-0000

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	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

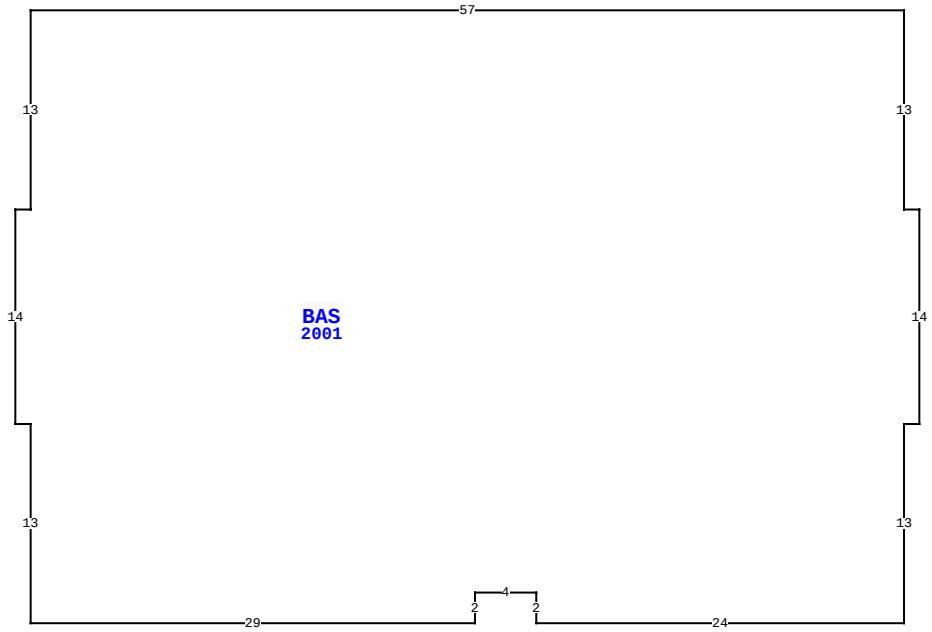
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2,300	90,572
TOTALS	2,300		2,300	90,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,300	117.2000	82.04	188,692	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1999 Heated Area: 2300 HX Base Yr 1999



54908 CHURCH RD, 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		90,572
TOTAL MARKET OB/XF VALUE		12,612
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		148,184
SOH/AGL Deduction		64,759
ASSESSED VALUE		83,425
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		28,425
TOTAL JUST VALUE		148,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633352	GARAGE	8,036	11/01/2016
MH99	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2101/1935	11/09/2016	WD	U	I	11	100
GRANTOR: NYE SHERRY A						
GRANTEE: NYE SHERRY A L/E						
0510/0654	2/13/1987	WD	Q	V		8,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: NYE KENNETH & SHERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W1 N13 W57 S13 W1 S14 E1 S13 E29 N2 E4 S2 E24 N13 E1 N14 $.

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	0812	CONCRETE C	0	100	0	0	960.00	SF	4.00	4.00	100	1980	1980	3	35	1,344	
2	0940	SHEDS/PORT	0	100	20	15	300.00	SF	20.10	20.10	100	1970	1970	3	20	1,206	
3	0812	CONCRETE C	0	100	0	0	1,889.00	SF	4.00	4.00	100	1980	1980	3	35	2,645	
6	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	100	2000	2000	3	20	280	
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.30	18.30	100	1992	1992	3	20	351	
8	0753	UEP	0	100	22	8	176.00	SF	22.00	22.00	100	1988	1988	3	20	774	
9	0811	CONCRETE B	0	100	0	0	885.00	SF	5.20	5.20	100	1992	1992	3	66	3,037	
12	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 12,612

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	0006	RM	182.00	240.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/01/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS