TRACT 126
IN OR 979 PG 200
MH/ID 16B34ES5111X &

HAND WILLIAM D
54877 CHURCH ROAD
CALLAHAN, FL 32011

**2023**

**37-1N-25-299F-0126-0000**

## 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 | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |

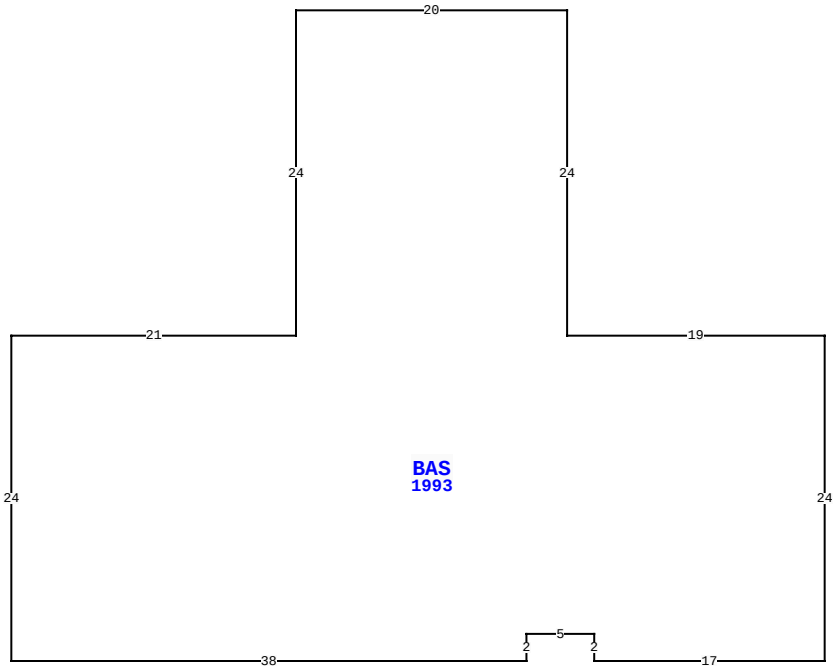
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,910 | 100 | 1,910 | 43,800 |
| TOTALS | 1,910 | | 1,910 | 43,800 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,910 | 117.6000 | 76.44 | 146,000 | 1973 | 1980 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2002 Heated Area: 1910 HX Base Yr 2002




54877 CHURCH RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 43,800 |
| TOTAL MARKET OB/XF VALUE | | 1,613 |
| TOTAL LAND VALUE - MARKET | | 97,650 |
| TOTAL MARKET VALUE | | 143,063 |
| SOH/AGL Deduction | | 107,674 |
| ASSESSED VALUE | | 35,389 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 10,389 |
| TOTAL JUST VALUE | | 143,063 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 130,678 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7739 | ADDITION | 10,000 | 12/26/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1049/0247 | 4/10/2002 | TD | U | I | 07 | 100 |
| GRANTOR: TOMLIN NANCY CO-TRUST | | | | | | |
| GRANTEE: HAND WILLIAM D & AN | | | | | | |
| 0979/0200 | 4/04/2001 | QC | U | I | 01 | 22,500 |
| GRANTOR: HAND ANGELA K | | | | | | |
| GRANTEE: HAND WILLIAM D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 N24 W20 S24 W21 S24 E38 N2 E5 S2 E17 N24$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 12 | 24 | 288.00 | SF | 28.00 | 28.00 | 100 | 1990 | 1990 | 3 | 20 | 1,613 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,613

| 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 | 000100 | C | SFR | 100 | 0006 | RM | 0.00 | 0.00 | 2.79 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 97,650 | | | | | | | |

REVIEW DATE 04/30/2020 BY KBA Total Acres: 2.79 Total Land Value: 97,650 Market: 0 Agricultural: 0 Common: 97,650 PRINTED 08/02/2023 BY SYS