TRACT 127
IN OR 2516/426
R378208 & R378209 OR 1678/845

VILLANUEVA MARIO ARTURO/GARCIA REYNA GARCIA
54891 CHURCH RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0127-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

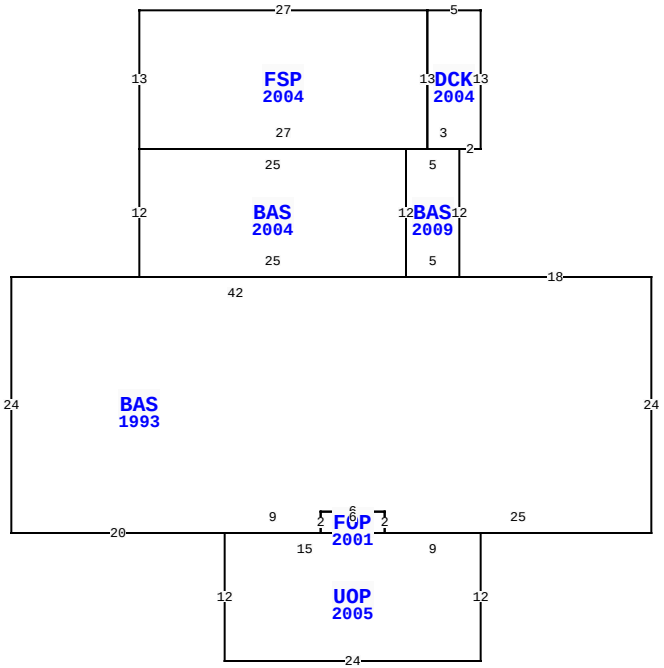
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1,428	64,811
BAS	300	100	300	13,616
BAS	60	100	60	2,723
DCK	65	10	6	272
FOP	12	30	4	182
FSP	351	40	140	6,354
UOP	288	20	58	2,632
TOTALS	2,504		1,996	90,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	1,996	101.6064	55.88	111,536	1974	1984	0	0	0	18.78	81.22

1 MH/SFR – 0% - 0 Heated Area: 1788 HX Base Yr



54891 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	90,590
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,722
TOTAL MARKET VALUE	159,312
SOH/AGL Deduction	0
ASSESSED VALUE	159,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,312
TOTAL JUST VALUE	159,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12028	ADDITION	10,000	12/01/2003
B11994	CARPORT	6,000	11/01/2003
M7543	H/AC	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0426	11/10/2021	WD	Q	I	01	163,000
GRANTOR: BUEHRER LUCAS						
GRANTEE: VILLANUEVA MARIO AR						
1663/0061	2/11/2009	WD	Q	I	01	135,000
GRANTOR: ROBERTSON HAROLD E &						
GRANTEE: BUEHRER LUCAS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=2009] N12 DCK=[YR=2004] E2 N13 W5 FSP=[YR=2004] W27 S13 BAS=[YR=2004] S12 E25 N12 W25 $ E27 N13 $ S13 E3 $ W5 S12 E5 $ W42 S24 E20 UOP=[YR=2005] S12 E24 N12 W9 FOP=[YR=2001] N2 W6 S2 E6 $ W15 $ E9 N2 E6 S2 E25 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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	0.00	0.00	2.31	AC		1.00	1.00	0.85	35,000.00	29,750.00	68,722							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 2.31 Total Land Value: 68,722 Market: 0 Agricultural: 0 Common: 68,722 PRINTED 08/02/2023 BY SYS