TRACT 130 R673182
NASSAU VILLAGE WEST PB 5/23

GONZALEZ HUMBERTO E/LEON BELKIS M CARDOSO
54899 CHURCH RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0130-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	05	AVERAGE 40
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

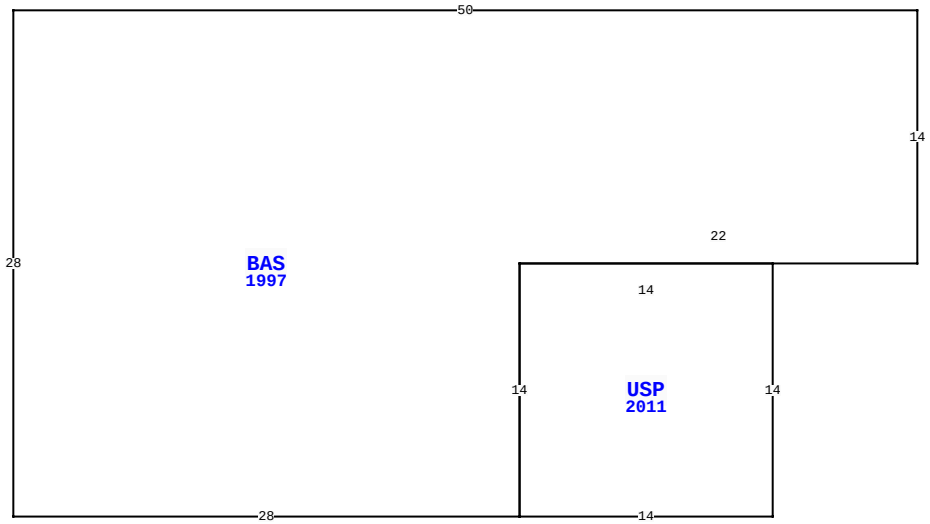
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	14,565
USP	196	50	98	1,307
TOTALS	1,288		1,190	15,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HI	NORM	% COND
0820	02	1,190	102.6000	66.69	79,361	1985	1985	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1092 HX Base Yr



54907 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	15,872
TOTAL MARKET OB/XF VALUE	1,922
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	62,794
SOH/AGL Deduction	10,159
ASSESSED VALUE	52,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,635
TOTAL JUST VALUE	62,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/1291	6/17/2020	WD	Q	I	05	100,000
GRANTOR: WYNN JOHN M & WANDA G						
GRANTEE: GONZALEZ HUMBERTO E						
1996/1880	7/13/2015	WD	U	I	30	19,500
GRANTOR: WYNN JOHN M						
GRANTEE: WYNN JOHN M & WANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W50 S28 E28 USP=[YR=2011] E14 N14 W14 S14$ N14 E22 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	0820	WOOD WALK	0	0	4	18	72.00	SF	11.75	11.75	100	1995	1995	3	40	338	
3	0940	SHEDS/PORT	0	0	11	24	264.00	SF	30.00	30.00	100	2000	2000	3	20	1,584	

LAND DESCRIPTION

TOTAL OB/XF 1,922

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	167.00	253.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/13/2019 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS