BLOCK 3 LOT 1
IN OR 2010/1147
POINT SOUTH UNIT 1 PB 4/73

WILKES ALBERT SR & DEBORAH D/WILKES ALBERT JR
54036 DEBRA LN
CALLAHAN, FL 32011

2023

37-1N-25-299L-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

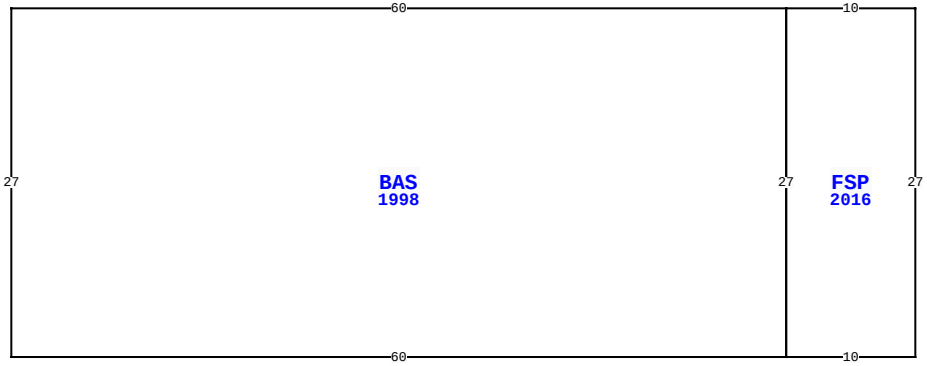
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	42,049
FSP	270	60	162	4,205
TOTALS	1,890		1,782	46,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	123.6000	86.52	154,179	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1995 Heated Area: 1620 HX Base Yr 1995



54036 DEBRA LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		46,254
TOTAL MARKET OB/XF VALUE		927
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		92,181
SOH/AGL Deduction		39,831
ASSESSED VALUE		52,350
TOTAL EXEMPTION VALUE	HX HB	27,350
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98069	MH MOVE-ON	0	08/01/1998
MHU94	MH MOVE-ON	0	12/01/1994
6429	XFOB	3,600	04/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/1147	10/23/2015	WD	U	I	11	100
GRANTOR: WILKES ALBERT SR & DE						
GRANTEE: WILKES DEBORAH & AL						
1988/1029	5/19/2015	WD	U	I	11	100
GRANTOR: WILKES ALBERT SR						
GRANTEE: WILKES ALBERT SR &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W10 BAS=[YR=1998] W60 S27 E60 N27$ S27 E10 N27$.

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
2	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	1985	1985	3	49.5	927	

LAND DESCRIPTION

TOTAL OB/XF 927

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/14/2017 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS