LOT 3
POINT SOUTH UNIT 2 PB4/82 & 83

DOYLE JEREMY S & ERIKA C
54005 CHARLOTTE DR
CALLAHAN, FL 32011

2023

37-1N-25-299M-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

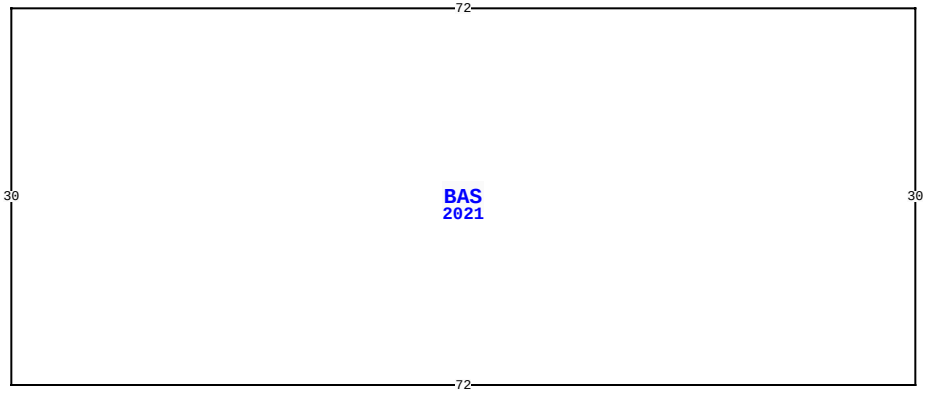
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	175,135
TOTALS	2,160		2,160	175,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	117.0000	81.90	176,904	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2022 Heated Area: 2160 HX Base Yr



54005 CHARLOTTE DR, 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		179,850
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		224,850
SOH/AGL Deduction		0
ASSESSED VALUE		224,850
TOTAL EXEMPTION VALUE	13	224,850
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		224,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005179	CO ISSUED	0	04/28/2021
21005179	MH MOVE-ON	0	04/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2436/0750	2/22/2021	WD	U	I	11	100
GRANTOR: MOORE BARBARA J & JER						
GRANTEE: DOYLE JEREMY S & ER						
2078/1231	10/19/2016	WD	Q	I	01	40,000
GRANTOR: HORTON ROBERT R & BEL						
GRANTEE: MOORE BARBARA JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W72 S30 E72 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/02/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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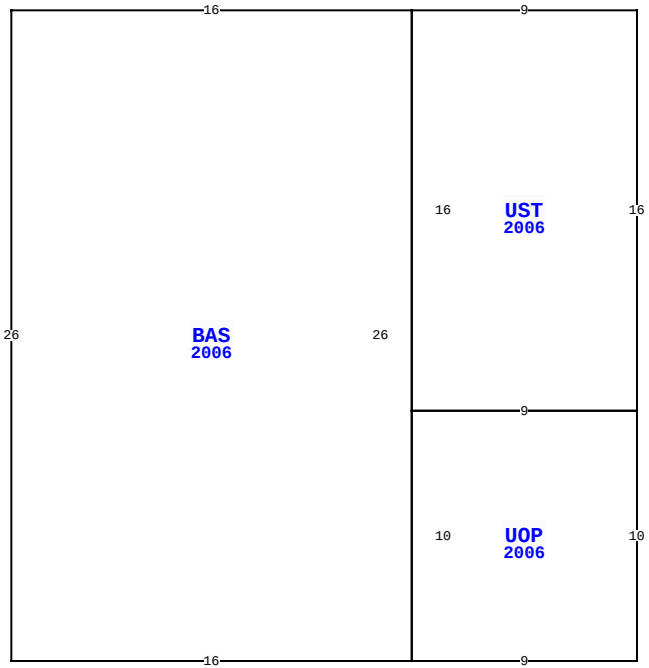
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	416	100	416	3,931
UOP	90	20	18	170
UST	144	45	65	615
TOTALS	650		499	4,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	499	50.0000	17.50	8,732	1996	1996	0	0	0	46.00	54.00

2 GARAGE RES – 100% - 2022 Heated Area: 416 HX Base Yr



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PAGE 2 of 2 6

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GRANTOR: HORTON ROBERT R & BEL						
GRANTEE: MOORE BARBARA JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2006] W9 BAS=[YR=2006] W16 S26 E16 UOP=[YR=2006] E9 N10 W9 S10$ N26$ S16 E9 N16$.

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

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