LOT 5
IN OR 1746/433
2007 SCTB DW/MH

WHITE JAMES & BARBARA N
54135 DEBRA LANE
CALLAHAN, FL 32011

2023

37-1N-25-299M-0005-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

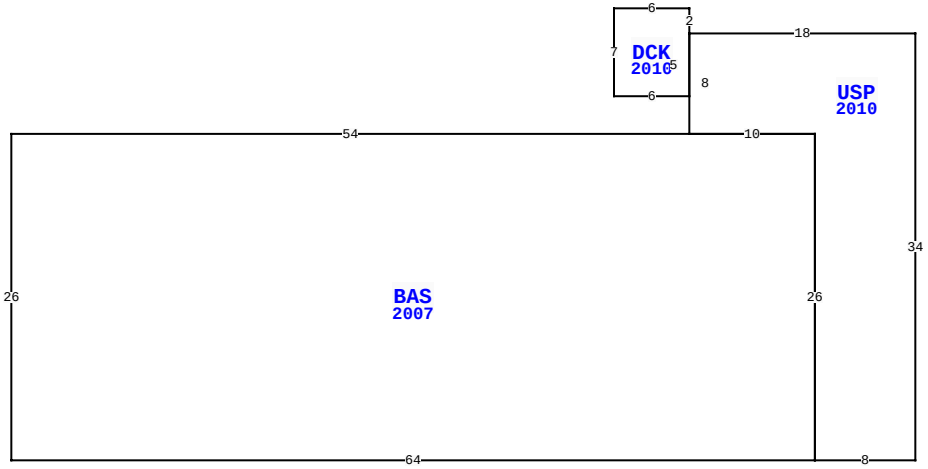
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	102,108
DCK	42	15	6	368
USP	352	50	176	10,800
TOTALS	2,058		1,846	113,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,846	128.9200	90.24	166,583	2007	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2012 Heated Area: 1664 HX Base Yr 2012



54135 DEBRA LN, CALLAHAN

BLD DATE	03/31/2008	KWJW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		113,276
TOTAL MARKET OB/XF VALUE		9,644
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		167,920
SOH/AGL Deduction		78,790
ASSESSED VALUE		89,130
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,130
TOTAL JUST VALUE		167,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23161	ADDITION	19,844	12/01/2009
P12780	OTHER	0	10/01/2007
C5008	CO ISSUED	0	09/01/2007
MH5008	MH MOVE-ON	0	09/01/2007
B20501	FOUNDATION	1,950	09/01/2007
M13313	MECH OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/0433	6/20/2011	WD	Q	I	02	90,000
GRANTOR: FLOWERS MARTHA ALICE						
GRANTEE: WHITE JAMES & BARBA						
1520/0241	8/20/2007	WD	U	I	11	50,000
GRANTOR: VAN HORN ANNA						
GRANTEE: FLOWERS MARTHA ALIC						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] W18 DCK=[YR=2010] N2 W6 S7 E6 N5$ S8
BAS=[YR=2007] W54 S26 E64 N26 W10$ E10 S26 E8 N34$.

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
3	0812	CONCRETE C	0	100	0	0	2,538.00	SF	4.00	4.00	100	2014	2014	3	95	9,644	

LAND DESCRIPTION

TOTAL OB/XF 9,644

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 04/14/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS