LOTS 7 & 8
IN OR 327/737
POINT SOUTH 2 PB 4/82 & 83

GILLIARD JESSE L
54055 DEBRA LANE
CALLAHAN, FL 32011

2023

37-1N-25-299M-0007-0000

BUILDING CHARACTERISTICS

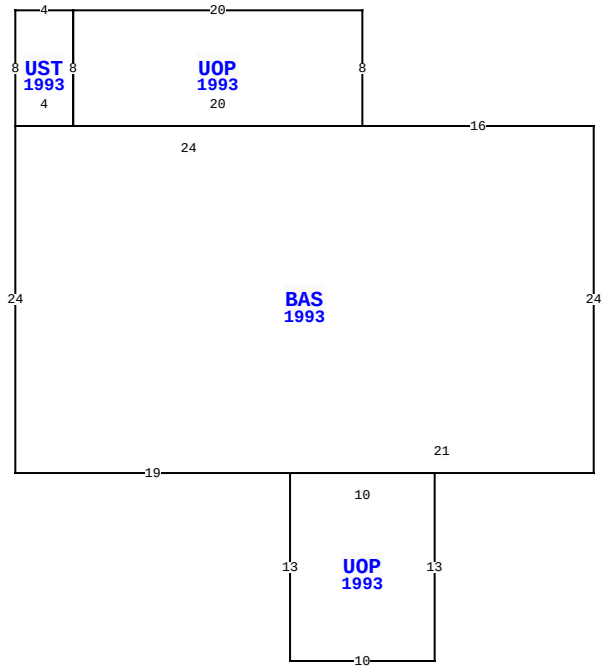
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	960	100	960	12,920
UOP	130	25	32	431
UOP	160	25	40	538
UST	32	55	18	242
TOTALS	1,282		1,050	14,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,050	69.0200	44.86	47,103	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 960 HX Base Yr 2008



54055 DEBRA LN, CALLAHAN

BLD DATE	03/12/2008 KWJW	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		14,131
TOTAL MARKET OB/XF VALUE		10,020
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		69,151
SOH/AGL Deduction		34,503
ASSESSED VALUE		34,648
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,648
TOTAL JUST VALUE		69,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11860	NEW CONSTR	625	10/01/2003
B11567	XFOB	7,680	08/01/2003
E11262	CHNGE SRVC	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0327/0737	12/01/1980	MS	U	V		13,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N8 W20 UST=[YR=1993] W4 S8 E4 N8 $ S8 E20 $ W24 S24 E19 UOP=[YR=1993] S13 E10 N13 W10 $ E21 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
1	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	1985	1985	3	20	1,054	
2	1242	WD DECK A	0	100	0	0	1,872.00	SF	10.00	10.00	100	1990	1990	3	20	3,744	
3	1242	WD DECK A	0	100	48	16	768.00	SF	10.00	10.00	100	2000	2000	3	20	1,536	
4	0752	USP	0	100	48	16	768.00	SF	15.00	15.00	100	2002	2002	3	32	3,686	

LAND DESCRIPTION

TOTAL OB/XF 10,020

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	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 04/09/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS