LOT 12
IN OR 1120/1758
POINT SOUTH #2 PB 4/82 & 83

CREWS CHRISTINE L
54137 DEBRA LANE
CALLAHAN, FL 32011

2023

37-1N-25-299M-0012-0000

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	03	Quality Level 03

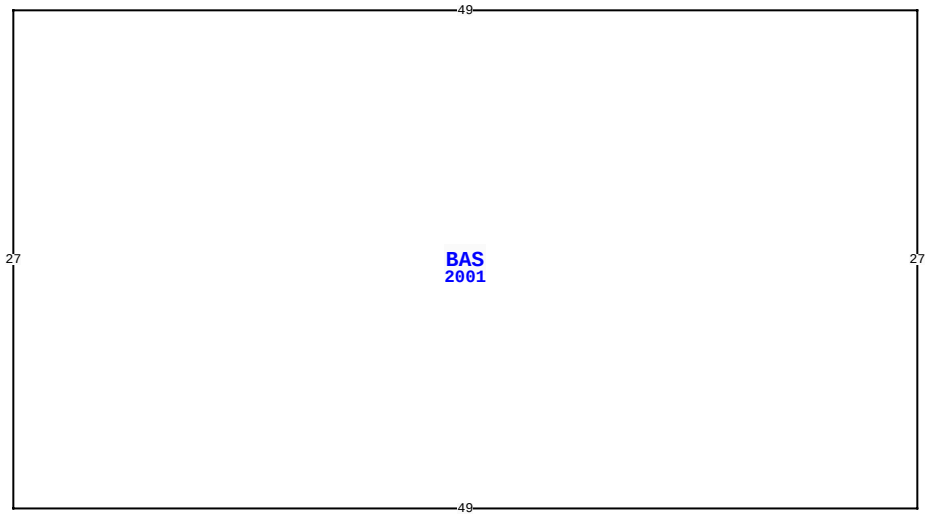
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1,323	62,953
TOTALS	1,323		1,323	62,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,323	117.2000	82.04	108,539	1999	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2004 Heated Area: 1323 HX Base Yr 2004



54137 DEBRA LN, 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		62,953
TOTAL MARKET OB/XF VALUE		6,797
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		114,750
SOH/AGL Deduction		60,328
ASSESSED VALUE		54,422
TOTAL EXEMPTION VALUE	HX HB WX	34,422
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		114,750
NCON VALUE		480
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982383	MH MOVE-ON	0	09/01/1998
7969	MH MOVE-ON	1,000	11/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1120/1758	3/12/2003	QC	U	I	06	48,000
GRANTOR: GRIFFIN LAURA D						
GRANTEE: CREWS CHRISTINE L						
1059/1857	6/04/2002	WD	U	I	07	100
GRANTOR: CLARK BERNADETTE M						
GRANTEE: GRIFFIN LAURA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W49 S27 E49 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	0754	FOP	0	100	16	10	160.00	SF	15.00	15.00	100	2000	2000	3	20	480	
3	0812	CONCRETE C	0	100	0	0	1,974.00	SF	4.00	4.00	100	2000	2000	3	80	6,317	

LAND DESCRIPTION

TOTAL OB/XF 6,797

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS