LOT 13
IN OR 749/495 & OR 1871/639
POINT SOUTH 2 PB 4/82 & 83

MERCER DEREK J & KIMBERLEE K
54002 CHARLOTTE DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-299M-0013-0000

BUILDING CHARACTERISTICS

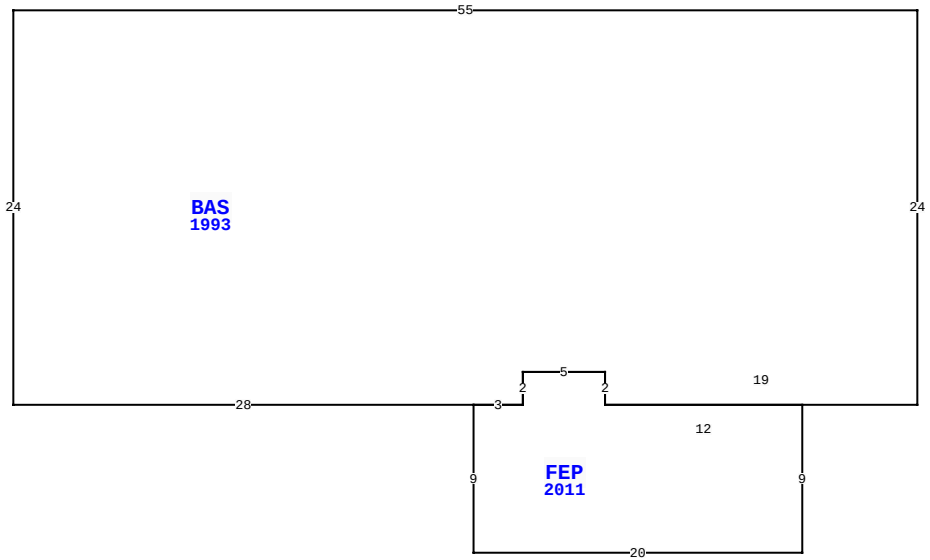
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,310	100	1,310	29,247
FEP	190	85	162	3,617
TOTALS	1,500		1,472	32,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,472	114.5000	74.42	109,546	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1472 HX Base Yr 1996



54002 CHARLOTTE DR, CALLAHAN

BLD DATE		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		32,864
TOTAL MARKET OB/XF VALUE		3,476
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		81,340
SOH/AGL Deduction		48,193
ASSESSED VALUE		33,147
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,147
TOTAL JUST VALUE		81,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1871/0639	6/24/2013	WD	U	I	11	100
GRANTOR: ASSOCIATES FIRST CAPI						
GRANTEE: MERCER DEREK J & KI						
1871/0637	7/16/2013	WD	U	I	34	38,000
GRANTOR: SCAFF CHARLES R & DON						
GRANTEE: ASSOCIATES FIRST CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S24 E28 FEP=[YR=2011] S9 E20 N9 W12 N2 W5 S2 W3$ E3 N2 E5 S2 E19 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	0681	POLE SHED	0	100	22	20	440.00	SF	15.00	15.00	100	1984	1984	3	20	1,320	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	26.95	26.95	100	1987	1987	3	20	2,156	

LAND DESCRIPTION

TOTAL OB/XF 3,476

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