

LOT 14
IN OR 2183/1884
R278385 & R278386

MERCER JESSICA SUMMERS
54040 CHARLOTTE DR
CALLAHAN, FL 32011

2023

37-1N-25-299M-0014-0000



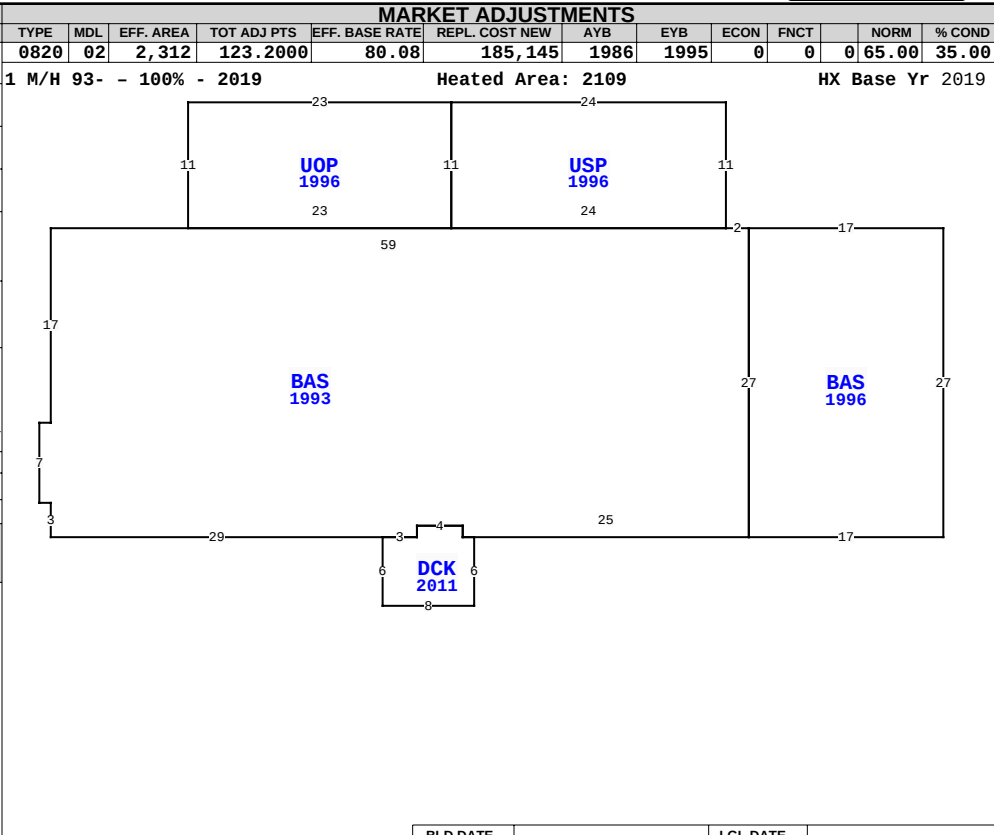
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		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	1,650	100	1,650	46,246
BAS	459	100	459	12,865
DCK	52	15	8	224
UOP	253	25	63	1,766
USP	264	50	132	3,700
TOTALS	2,678		2,312	64,801

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986
3	1242	WD DECK A	0 100	0	0	189.00	SF	10.00	10.00	100	1992
4	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	



54040 CHARLOTTE DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	64,801		
TOTAL MARKET OB/XF VALUE	3,520		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	113,321		
SOH/AGL Deduction	68,622		
ASSESSED VALUE	44,699		
TOTAL EXEMPTION VALUE	25,000		
BASE TAXABLE VALUE	19,699		
TOTAL JUST VALUE	113,321		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	84,322		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/1884	3/18/2018	QC	U	I	11	100
GRANTOR: MERCER DEREK J						
GRANTEE: MERCER JESSICA SUMM						
2020/0890	12/23/2015	QC	U	I	11	100
GRANTOR: JACOBSON ISOLDE INGEB						
GRANTEE: MERCER DEREK J						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W17 BAS=[YR=1993] W2 USP=[YR=1996] N11 W24 UOP=[YR=1996] W23 S11 E23 N11\$ S11 E24\$ W59 S17 W1 S7 E1 S3 E29 DCK=[YR=2011] S6 E8 N6 W1 N1 W4 S1 W3\$ E3 N1 E4 S1 E25 N27\$ S27 E17 N27\$.											