BLOCK 2 LOT 7
IN OR 2156/1775
POINT SOUTH #3 PB 4/98-99

WOLFE DONALD E
54085 EVA COURT
CALLAHAN, FL 32011

2023

37-1N-25-299N-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

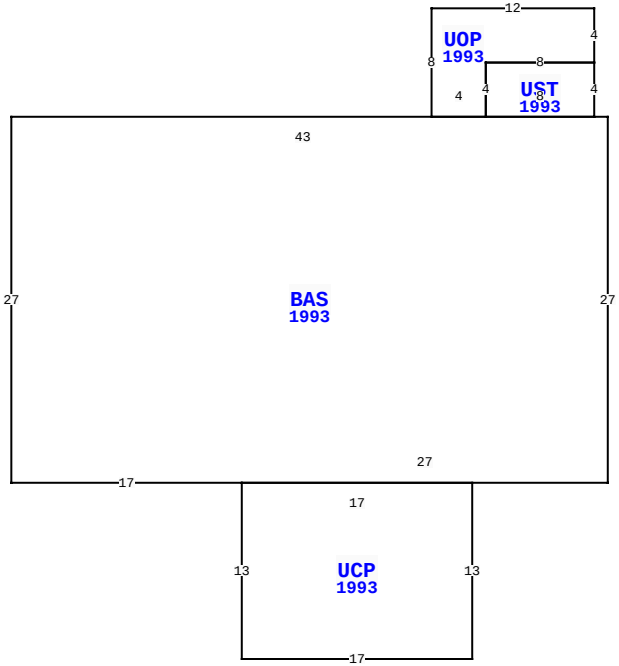
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,188	100	1,188	22,517
UCP	221	20	44	834
UOP	64	25	16	303
UST	32	55	18	341
TOTALS	1,505		1,266	23,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,266	97.2000	63.18	79,986	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1188 HX Base Yr 2022



54085 EVA CT, 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		23,996
TOTAL MARKET OB/XF VALUE		1,740
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		70,736
SOH/AGL Deduction		5,582
ASSESSED VALUE		65,154
TOTAL EXEMPTION VALUE	HX HB	40,154
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		70,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7446	REPAIR/RRF	500	08/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/1775	11/06/2017	WD	U	I	30	24,400
GRANTOR: WOLFE SANDRA L						
GRANTEE: WOLFE DONALD E						
1304/0989	3/24/2005	WD	Q	I		45,000
GRANTOR: MOORE ROBERT R						
GRANTEE: WOLFE SANDRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UST=[YR=1993] N4 UOP=[YR=1993] N4 W12 S8 E4N4 E8$ W8 S4 E8$ W43 S27 E17 UCP=[YR=1993] S13 E17 N13 W17$ E27 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
1	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1983	1983	3	20	840	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	2003	2003	3	22	900	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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