BLOCK 2 LOT 8
IN OR 2085/314
POINT SOUTH #3 PB 4/98 &99

FORBES TROY A & JESSICA A
54055 EVA CT
CALLAHAN, FL 32011

2023

37-1N-25-299N-0002-0080

BUILDING CHARACTERISTICS

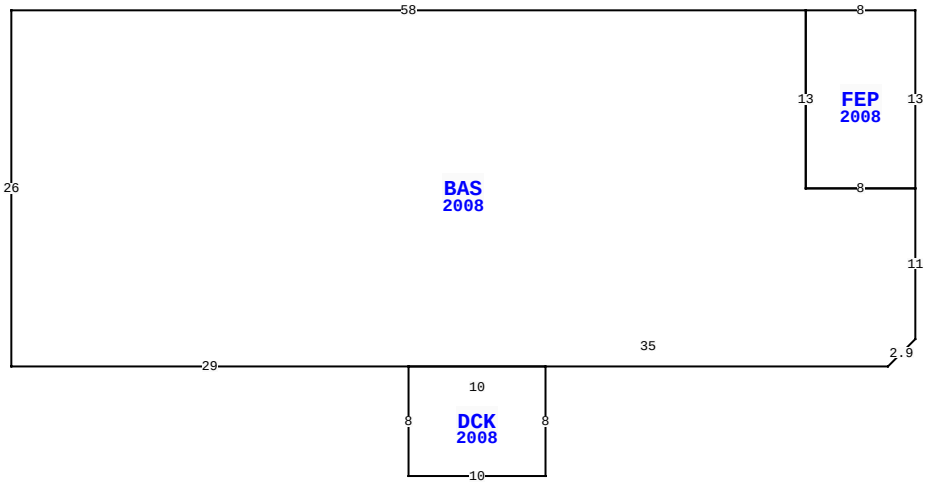
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,610	100	1,610	52,662
DCK	80	15	12	392
FEP	104	85	88	2,878
TOTALS	1,794		1,710	55,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,710	106.2000	74.34	127,121	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1698 HX Base Yr



54055 EVA CT, 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	55,933
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	100,933
SOH/AGL Deduction	24,220
ASSESSED VALUE	76,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,713
TOTAL JUST VALUE	100,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003061	MH MOVE-ON	0	04/01/2000
MH971843	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/0314	8/22/2016	WD	U	I	11	100
GRANTOR: FORBES TROY A & JESSI						
GRANTEE: FORBES TROY A & JES						
1571/0084	6/11/2008	WD	Q	I		46,000
GRANTOR: HORTON RODNEY A & RAC						
GRANTEE: FORBES DOUGLAS ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2008] W8 BAS=[YR=2008] W58 S26 E29 DCK=[YR=2008] S8 E10 N8 W10$ E35 U2 R2 N11 W8 N13$ S13 E8 N13$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS