LOTS 19 & 20
POINT SOUTH #4 PB 4/111-112

HAMMOCK DARRELL E/SHAFER CHAD E
54002 WANDA WAY
CALLAHAN, FL 32011

2023

37-1N-25-2990-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

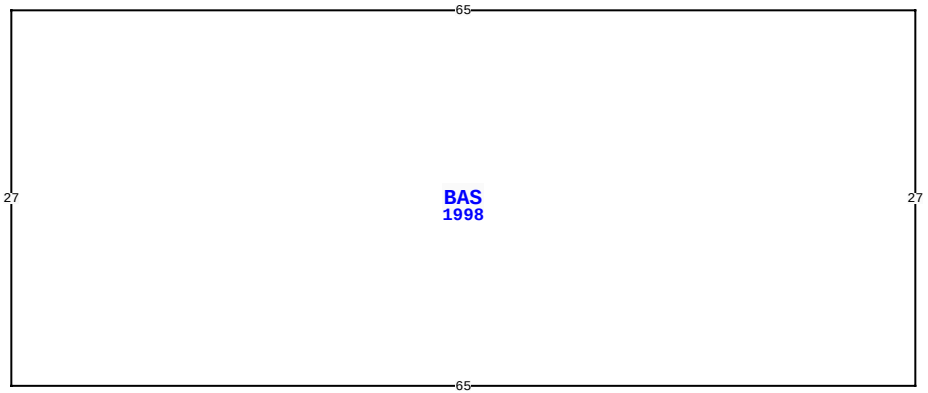
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,755	100	1,755	43,194
TOTALS	1,755		1,755	43,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,755	117.2000	82.04	143,980	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1999 Heated Area: 1755 HX Base Yr 1999



54002 WANDA WAY, 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		56,455
TOTAL MARKET OB/XF VALUE		7,322
TOTAL LAND VALUE - MARKET		81,000
TOTAL MARKET VALUE		144,777
SOH/AGL Deduction		67,492
ASSESSED VALUE		77,285
TOTAL EXEMPTION VALUE	HX HB	42,820
BASE TAXABLE VALUE		34,465
TOTAL JUST VALUE		144,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992591	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/0557	5/31/2019	QC	U	I	11	100
GRANTOR: HAMMOCK DARRELL E						
GRANTEE: HAMMOCK DARRELL E &						
0789/1253	4/08/1997	WD	U	I	09	21,000
GRANTOR: WYSE RICHARD H & ROBE						
GRANTEE: HAMMOCK DARRELL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W65 S27 E65 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
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	13.20	13.20	100	1994	1994	3	20	211	
4	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1997	1997	3	20	480	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1994	1994	3	20	480	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1994	1994	3	20	480	
7	0940	SHEDS/PORT	0	100	24	8	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
9	1242	WD DECK A	0	100	28	14	392.00	SF	10.00	10.00	100	1997	1997	3	20	784	
10	1242	WD DECK A	0	100	20	14	280.00	SF	10.00	10.00	100	1999	1999	3	20	560	
11	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	1999	1999	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 7,322

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	2.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	81,000							

REVIEW DATE 02/14/2017 BY KBX Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

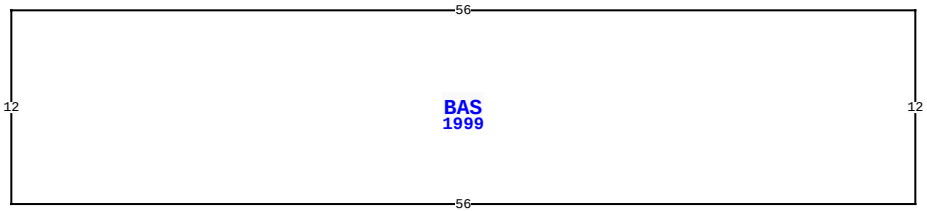
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	13,261
TOTALS	672		672	13,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	101.2000	65.78	44,204	1972	1972	0	0	0	70.00	30.00

2 M/H 93- – 0% - 1999 Heated Area: 672 HX Base Yr 1999



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: WYSE RICHARD H & ROBE						
GRANTEE: HAMMOCK DARRELL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S12 E56 N12 $.

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

REVIEW DATE 02/14/2017 BY KBX Total Acres: 0.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS