LOT 21
IN OR 1725/1722
POINT SOUTH 4 PB 4/111 & 112

HIXON NORMA M
54111 ROY BOOTH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-2990-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

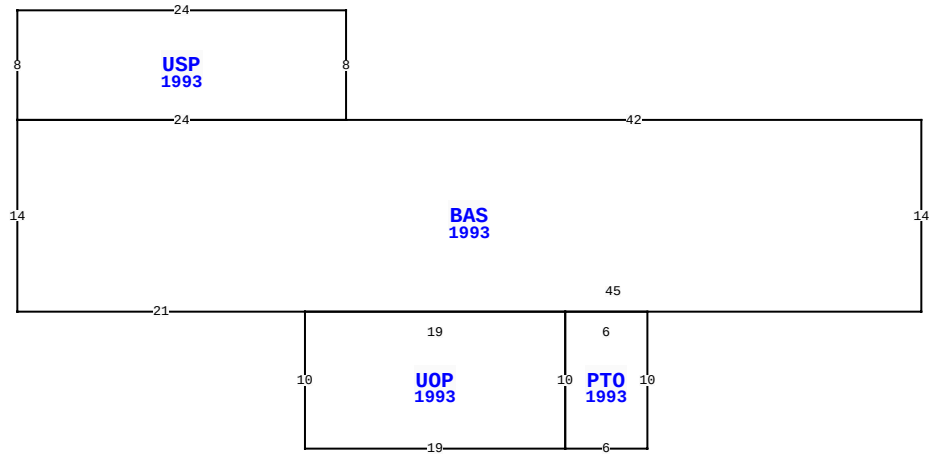
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	924	100	924	16,433
PTO	60	5	3	53
UOP	190	25	48	854
USP	192	50	96	1,707
TOTALS	1,366		1,071	19,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,071	91.2000	59.28	63,489	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



54001 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	23,951
TOTAL MARKET OB/XF VALUE	3,665
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	72,616
SOH/AGL Deduction	26,551
ASSESSED VALUE	46,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,065
TOTAL JUST VALUE	72,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6773	TEMP POLE	0	06/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1722	2/23/2011	QC	U	I	11	100
GRANTOR: HUFFMAN PHYLLIS J						
GRANTEE: HIXON NORMA M						
0838/0765	6/19/1998	WD	U	I	06	100
GRANTOR: WYSE ROBERT W						
GRANTEE: WYSE ROBERT W & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 USP=[YR=1993] N8 W24 S8 E24$ W24S14 E21
UOP=[YR=1993] S10 E19 PTO=[YR=1993] E6 N10W6 S10$ N10 W19$
E45 N14$.

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	0811	CONCRETE B	0	0	70	10	700.00	SF	5.20	5.20	100	1986	1986	3	52	1,893	
2	0940	SHEDS/PORT	0	0	9	9	81.00	SF	30.00	30.00	100	1985	1985	3	20	486	
3	0810	CONCRETE A	0	0	20	12	240.00	SF	6.50	6.50	100	1985	1985	3	49.5	772	
4	0810	CONCRETE A	0	0	49	2	98.00	SF	6.50	6.50	100	1983	1983	3	44	280	
5	0810	CONCRETE A	0	0	29	2	58.00	SF	6.50	6.50	100	1990	1990	3	62	234	

LAND DESCRIPTION

TOTAL OB/XF 3,665

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	0	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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

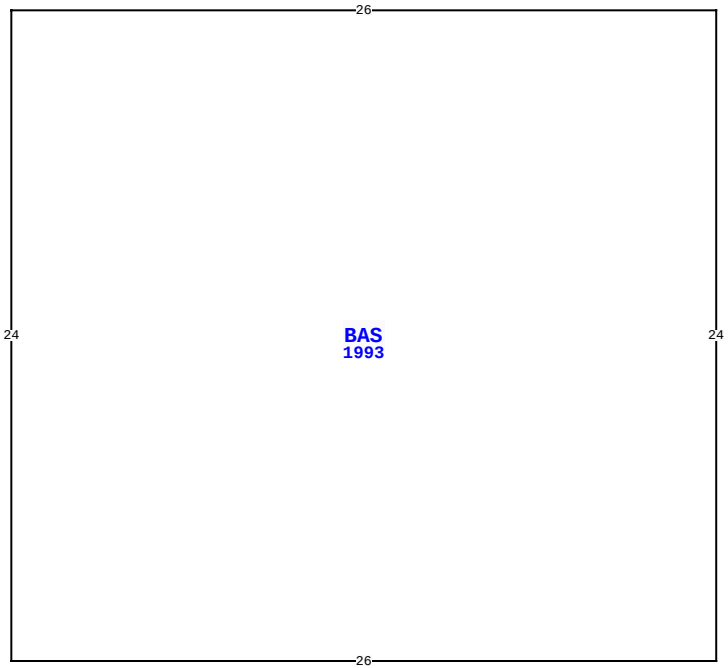
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	624	100	624	4,905
TOTALS	624		624	4,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	624	65.4931	15.72	9,809	1985	1985	0	0	0	50.00	50.00

2 BARNS – 0% - 0 Heated Area: 624 HX Base Yr



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0838/0765	6/19/1998	WD	U	I	06	100
GRANTOR: WYSE ROBERT W						
GRANTEE: WYSE ROBERT W & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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