TRACT 2 SEC 46-2N-25
OR 291 PG 722
2004 SKYO DW/MH

GORDON TERRI LYNN
54842 CHURCH ROAD
CALLAHAN, FL 32011

**2023**

**37-1N-25-299R-0002-0000**

## 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 | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

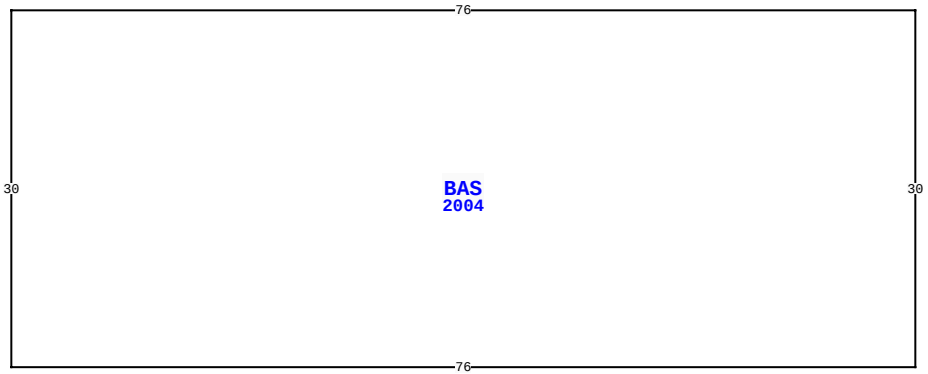
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,280 | 100 | 2,280 | 104,749 |
| TOTALS | 2,280 | | 2,280 | 104,749 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,280 | 117.2000 | 82.04 | 187,051 | 2004 | 2004 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr




54842 CHURCH RD, 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 | 104,749 |
| TOTAL MARKET OB/XF VALUE | 7,163 |
| TOTAL LAND VALUE - MARKET | 64,400 |
| TOTAL MARKET VALUE | 176,312 |
| SOH/AGL Deduction | 17,904 |
| ASSESSED VALUE | 158,408 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 158,408 |
| TOTAL JUST VALUE | 176,312 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 144,007 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4417 | MH MOVE-ON | 0 | 06/01/2004 |
| P8132 | NEW CONSTR | 0 | 06/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2618/0972 | 2/07/2023 | FJ | U | I | 11 | 0 |
| GRANTOR: SIRMANS TINY M EST | | | | | | |
| GRANTEE: GORDON TERRI LYNN | | | | | | |
| 0291/0722 | 3/01/1979 | WD | Q | V | | 8,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W76 S30 E76 N30$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 20 | 320.00 | SF | 20.10 | 20.10 | 100 | 1989 | 1989 | 3 | 20 | 1,286 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 12 | 240.00 | SF | 21.30 | 21.30 | 100 | 1993 | 1993 | 3 | 20 | 1,022 | |
| 4 | 0681 | POLE SHED | 0 | 0 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 27 | 810 | |
| 7 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 89 | 3,115 | |
| 8 | 0754 | FOP | 0 | 0 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 31 | 930 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,163

| 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 | | OR | 0.00 | 0.00 | 1.84 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 64,400 | | | | | | | |

REVIEW DATE 06/28/2017 BY KBX Total Acres: 1.84 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 08/02/2023 BY SYS