

TRACTS 32 & 33
IN OR 1638/1911
2005 MERIT DW/MH

JACKSON CLAYTON L/RICHARDVILLE JAMES V
54611 CHURCH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0032-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 100										0800 02 1,800 121.6000 85.12 153,216 2005 2005 0 0 0 42.00 58.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 100% - 2010 Heated Area: 1800 HX Base Yr 2010										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100										30 60 60 30 BAS 2011										BUILDING MARKET VALUE 88,865									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 26,708									
Interior Floo 11 CLAY TILE 60																				TOTAL LAND VALUE - MARKET 63,720									
Interior Floo 14 CARPET 40																				TOTAL MARKET VALUE 179,293									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 61,183									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 118,110									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 68,110									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 179,293									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
BUD8 Adjustme 06 DIST 1D 100										PREVIOUS YEAR MKT VALUE 152,657																			
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 1,800 100 1,800 88,865																													
TOTALS 1,800 1,800 88,865																													
EXTRA FEATURES										54611 CHURCH RD, CALLAHAN																			
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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0940 SHEDS/PORT 0 100 12 12 144.00 SF 18.30 18.30 100 1982 1982 3 20 527																													
2 0510 GARAGE WD- 0 100 24 14 336.00 SF 23.45 23.45 100 1990 1990 3 20 1,576																													
3 2703 QUONSET AB 0 100 54 40 2,160.00 SF 18.00 18.00 100 1994 1994 3 30 11,664																													
4 0351 CARPORT MT 0 100 35 24 840.00 SF 5.60 5.60 100 1994 1994 3 20 941																													
6 0936 SEPTC TANK 0 100 0 0 1.00 UT 6,000.00 6,000.00 100 2011 2011 3 100 6,000																													
7 0937 WELL 0 100 0 0 1.00 UT 6,000.00 6,000.00 100 2011 2011 3 100 6,000																													
LAND DESCRIPTION										TOTAL OB/XF 26,708																			
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 000102 C SFR/MH 100 0006 OR 0.00 0.00 3.54 AC 1.00 1.00 1.00 18,000.00 18,000.00 63,720																													
REVIEW DATE 06/23/2017 BY KB										Total Acres: 3.54 Total Land Value: 63,720 Market: 0 Agricultural: 0 Common: 63,720 PRINTED 08/02/2023 BY SYS																			