BLOCK 6 LOT 18
IN OR 1695/1341
1997 REDM DW/MH

PARKER SUSAN J/MARQUES JUSTIN S
54083 HELLER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0006-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

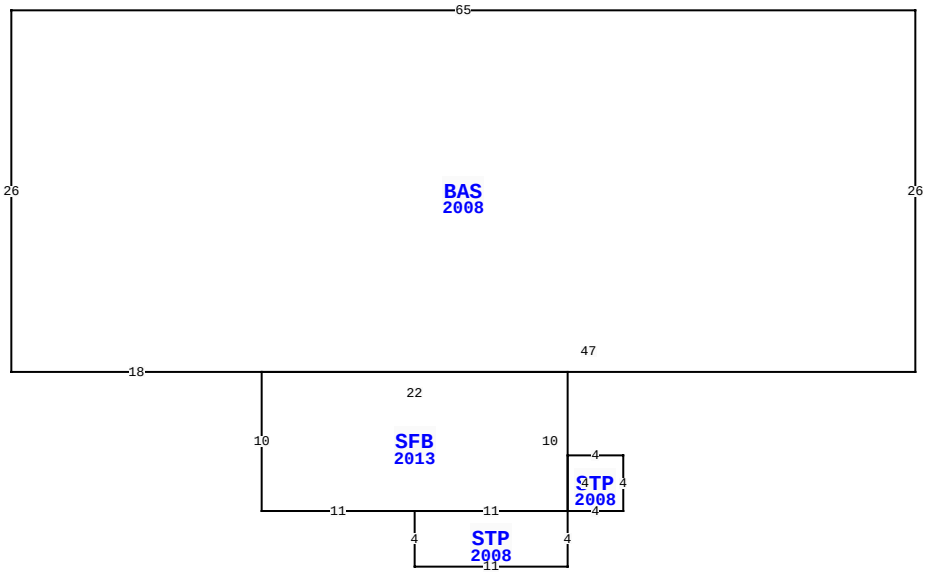
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	1,690	57,039
SFB	220	80	176	5,940
STP	16	10	2	68
STP	44	10	4	135
TOTALS	1,970		1,872	63,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,872	114.8000	80.36	150,434	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2010 Heated Area: 1866 HX Base Yr 2010



54083 HELLER RD, CALLAHAN

BLD DATE	05/18/2008	JW	LGL DATE
XF DATE	05/19/2008	JW	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		63,182
TOTAL MARKET OB/XF VALUE		19,501
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		127,683
SOH/AGL Deduction		47,259
ASSESSED VALUE		80,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,424
TOTAL JUST VALUE		127,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1695/1341	8/13/2010	WD	U	I	11	100
GRANTOR: FISCHER T G TRUSTEE						
GRANTEE: PARKER SUSAN J & JU						
1655/1402	12/29/2009	WD	Q	I	01	100,000
GRANTOR: FISCHER TONNA G TRUST						
GRANTEE: PARKER SUSAN J OR J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W65 S26 E18 SFB=[YR=2013] S10 E11
STP=[YR=2008] S4 E11 N4 W11 $ E11 STP=[YR=2008] E4N4W4S4$
N10 W22$ E47 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	1242	WD DECK A	0	100	26	12	312.00	SF	10.00	10.00	100	2014	2014	3	70	2,184	
3	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100	2014	2014	3	70	2,520	
4	0812	CONCRETE C	0	100	0	0	2,008.00	SF	4.00	4.00	100	1997	1997	3	75	6,024	
5	0803	ASPHALT C	0	100	0	0	3,148.00	SF	2.00	2.00	100	2006	2006	3	60	3,778	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2000	2000	3	20	682	
7	0940	SHEDS/PORT	0	100	21	13	273.00	SF	21.30	21.30	100	2000	2000	3	20	1,163	
8	1124	CB/STC 4"	0	100	7	4	28.00	SF	6.50	6.50	100	2000	2000	3	80	146	
10	0820	WOOD WALK	0	100	6	6	36.00	SF	11.75	11.75	100	2000	2000	3	40	169	

LAND DESCRIPTION

TOTAL OB/XF 19,501

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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS