

LOVELADY CHARLES JR & DEBORAH
54243 HELLER ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0006-0240

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
12 MODULAR MT 100
04 PLYWOOD 50
05 DRYWALL 50
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
06 DIST 1D 100

03 Quality Level 03
0200 MOBILE HOME
MKT AREA 08
8026.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,456 100 1,456 34,865
DCK 192 15 29 695

TOTALS 1,648 1,485 35,560

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0820 02 1,485 122.8000 79.82 118,533 1984 1994 0 0 70.00 30.00

1 M/H 93- - 100% - 0 Heated Area: 1456 HX Base Yr

26 26 38 18 16 12 12

BAS 1993
DCK 2007

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 6 Tax Dist:
BUILDING MARKET VALUE 35,560
TOTAL MARKET OB/XF VALUE 2,030
TOTAL LAND VALUE - MARKET 45,000
TOTAL MARKET VALUE 82,590
SOH/AGL Deduction 43,942
ASSESSED VALUE 38,648
TOTAL EXEMPTION VALUE HX HB 25,000
BASE TAXABLE VALUE 13,648
TOTAL JUST VALUE 82,590
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 76,836

PERMIT NUM DESCRIPTION AMT ISSUED

SALES DATA
OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
0519/0445 6/24/1987 WD Q V 8,800
GRANTOR: CLAIRE HOWARD INC
GRANTEE: LOVELADY CHARLES JR
0421/0503 5/01/1984 CD Q V 8,750
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W56 S26 E18 DCK=[YR=2007] S12 E16 N12 W16\$ E38 N26\$.

EXTRA FEATURES

54243 HELLER RD, CALLAHAN

BLD DATE
XF DATE
INC DATE LGL DATE
LAND DATE
AG DATE

L N OBJ XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OBJ XF MKT VALUE NOTES

1 0500 FP-PRE FAB 0 100 0 1.00 UT 3,500.00 3,500.00 100 1984 1984 3 58 2,030

LAND DESCRIPTION

TOTAL OB/XF 2,030

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

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS