

BLOCK 7 LOT 13
IN OR 576 PG 21
1990 MERIT DW/MH

ADAMCZYK RONALD J
54075 JERRA RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0007-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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	1,729	100	1,729	41,704
DCK	47	15	7	169
DCK	216	15	32	772
FOP	198	30	59	1,423

TOTALS	2,190		1,827	44,067
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	6	10	60.00	SF	13.20	13.20	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
5	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	
6	0810	CONCRETE A	0	0	43	2	86.00	SF	6.50	6.50	
7	0510	GARAGE WD-	0	0	25	28	700.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	11/21/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,827	123.7000	80.40	146,891	1989	1994	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1729											
HX Base Yr											

54075 JERRA RD, CALLAHAN	BLD DATE	LGL DATE	05/15/2008	JW
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0940	SHEDS/PORT	0	0	6	10	60.00	SF	13.20	13.20	100	1980	1980	3	20	158	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
5	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1992	1992	3	20	600	
6	0810	CONCRETE A	0	0	43	2	86.00	SF	6.50	6.50	100	1992	1992	3	66	369	
7	0510	GARAGE WD-	0	0	25	28	700.00	SF	35.00	35.00	100	2006	2006	3	48	11,760	

TOTAL OB/XF											
14,247											

Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		44,067	
TOTAL MARKET OB/XF VALUE		14,247	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		103,314	
SOH/AGL Deduction		28,242	
ASSESSED VALUE		75,072	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		75,072	
TOTAL JUST VALUE		103,314	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		90,729	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0576/0021	8/02/1989	QC	U	I	01	1,000	
GRANTOR: ADAMCZYK MARY R							
GRANTEE: ADAMCZYK RONALD J							
0520/0997	6/23/1987	WD	Q	V		9,500	
GRANTOR: CLAIRE HOWARD INC							
GRANTEE: ADAMCZYK RONALD & M							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W59 DCK=[YR=2007] N3 W9 S8 FOP=[YR=2007] W5 S22 E9 N22 W4\$ E4 N5 E5\$ W5 S27 E35 DCK=[YR=2007] S3 E3 S5 E26 N8 W13 N1 W7 S1 D2 L2 W2 U2 L2 W3\$ E3 R2 D2 E2 R2 U2 N1 E7 S1 E13 N27\$.											