BLOCK 9 LOT 1
IN OR 2031/1068
1982 SPRI DW

BAILEY RAMONA D
54251 JEANNIE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

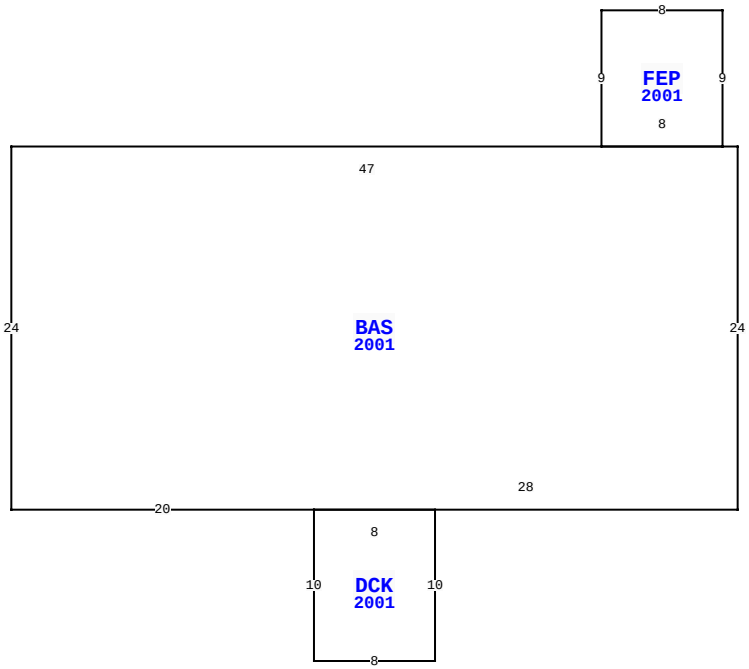
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	25,340
DCK	80	15	12	264
FEP	72	85	61	1,342
TOTALS	1,304		1,225	26,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,225	112.8000	73.32	89,817	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1213 HX Base Yr 2014



54251 JEANNIE 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		26,945
TOTAL MARKET OB/XF VALUE		1,056
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		73,001
SOH/AGL Deduction		36,686
ASSESSED VALUE		36,315
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,315
TOTAL JUST VALUE		73,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992580	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/1068	3/02/2016	QC	U	I	11	100
GRANTOR: DOANE RAMONA A/K/A RA						
GRANTEE: BAILEY RAMONA D						
1890/1396	11/25/2013	QC	U	I	11	12,500
GRANTOR: TURBERVILLE DOUGLAS						
GRANTEE: DOANE RAMONA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W1 FEP=[YR=2001] N9 W8 S9 E8 $ W47 S24 E20
DCK=[YR=2001] S10 E8 N10 W8 $ E28 N24 $.

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	100	16	11	176.00	SF	30.00	30.00	100	2000	2000	3	20	1,056	

LAND DESCRIPTION

TOTAL OB/XF 1,056

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 02/02/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS