

BLOCK 9 LOT 12
IN OR 1178/443
R583782 & R583783

MULLINS ROBERT G SR & RENEE J
54025 JEANNIE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0009-0120



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 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		
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	1,710	100	1,710	44,098
DCK	80	15	12	310
DCK	153	15	23	593
FEP	132	85	112	2,888
UOP	178	25	44	1,135
TOTALS	2,253		1,901	49,023

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,901	122.8000	85.96	163,410	1994	1994	0	0	70.00	30.00
1 M/H 94+ - 100% - 1995 Heated Area: 1822 HX Base Yr 1995											
54025 JEANNIE RD, CALLAHAN											

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

Tax Dist:

49,023

4,245

45,000

98,268

35,031

63,237

38,237

25,000

98,268

0

87,631

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R960520

REPAIR/RRF

0

09/01/1996

MH94633

MH MOVE-ON

38,000

10/01/1994

8259

MH MOVE-ON

18,000

08/02/1990

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1178/0443

10/06/2003

WD U

I

06

100

GRANTOR: SIRMANS CHRISTINE

GRANTEE: MULLINS ROBERT SR &

0707/1155

6/22/1994

AD U

I

15,500

GRANTOR: SIRMANS CHRISTINE N

GRANTEE: MULLINS ROBERT SR &

BUILDING NOTES