BLOCK 9 LOT 13
IN OR 691 PG 871
R621783 & R621784

RYALS VIVIAN V
54085 JEANNIE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0009-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

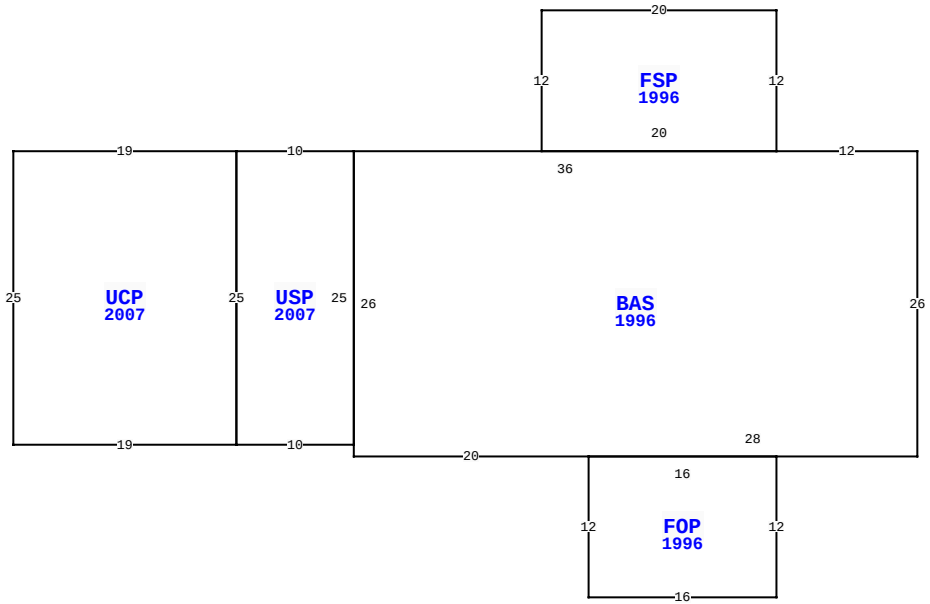
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,248	100	1,248	35,957
FOP	192	30	58	1,671
FSP	240	60	144	4,149
UCP	475	20	95	2,737
USP	250	50	125	3,602
TOTALS	2,405		1,670	48,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,670	117.6000	82.32	137,474	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1996 Heated Area: 1248 HX Base Yr 1996



54085 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		48,116
TOTAL MARKET OB/XF VALUE		14,219
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		107,335
SOH/AGL Deduction		37,481
ASSESSED VALUE		69,854
TOTAL EXEMPTION VALUE	HX HB WX	49,854
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		107,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603091	XFOB	8,300	07/01/1996
MH951015	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0691/0871	10/29/1993	WD	Q	I		15,000
GRANTOR: HARVELL ROSCOE & SAND						
GRANTEE: RYALS BOBBY & VIVIA						
0568/1245	5/02/1989	WD	U	V	09	30,000
GRANTOR: HMS AMELIA INC						
GRANTEE: HARVELL ROSCOE & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 FSP=[YR=1996] N12 W20 S12 E20$ W36 USP=[YR=2007] W10 UCP=[YR=2007] W19 S25 E19 N25$ S25 E10 N25$ S26 E20 FOP=[YR=1996] S12 E16 N12 W16$ E28 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	0940	SHEDS/PORT	0	100	20	11	220.00	SF	30.00	30.00	100	1995	1995	3	20	1,320	
3	0812	CONCRETE C	0	100	0	0	3,500.00	SF	4.00	4.00	100	1996	1996	3	73	10,220	
5	0351	CARPORT MT	0	100	18	20	360.00	SF	6.60	6.60	100	1998	1998	3	20	475	
6	0940	SHEDS/PORT	0	100	8	8	64.00	SF	19.50	19.50	100	2005	2005	3	27	337	
7	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2007	2007	3	35	1,260	
8	0803	ASPHALT C	0	100	0	0	1,633.00	SF	0.60	0.60	100	2007	2007	3	62	607	

LAND DESCRIPTION

TOTAL OB/XF 14,219

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 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS