LOT 64
J P PAGE SUB PB 3/20

COYLE DON R II/HELTON JAMIE E
45015 LUTHER STREET
CALLAHAN, FL 32011

2023

51-2N-25-4170-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

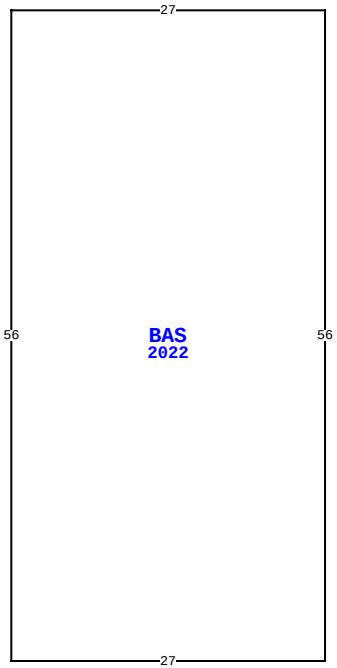
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	135,438
TOTALS	1,512		1,512	135,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,512	139.2000	90.48	136,806	2022	2022	0	0	0	1.00	99.00

1 MH 94NO RP – 0% - 2023 Heated Area: 1512 HX Base Yr



45015 LUTHER ST, 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	135,438
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	145,438
SOH/AGL Deduction	0
ASSESSED VALUE	145,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,438
TOTAL JUST VALUE	145,438
NCON VALUE	135,437
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007372	CO ISSUED	0	09/13/2022
22007372	MH MOVE-ON	0	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2629/1904	3/16/2023	WD	Q	I	01	210,000
GRANTOR: TEN POINT HOLDINGS LL						
GRANTEE: COYLE DON R II & JA						
2547/0122	3/10/2022	WD	Q	V	01	13,500
GRANTOR: DAVIS KERRY L & CECIL						
GRANTEE: TEN POINT HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 S56 E27 N56$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 11/28/2022 BY KW Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/02/2023 BY SYS