PT SEC 3-1N-25E IN OR 876/1162
(EX PT IN OR 2668/757 & OR 2675/
ESMT IN OR 876/1162

DAVIS ROBERT A & PATRICIA S
54065 ROBS LANE
CALLAHAN, FL 32011

2024

03-1N-25-0000-0001-0540

BUILDING CHARACTERISTICS

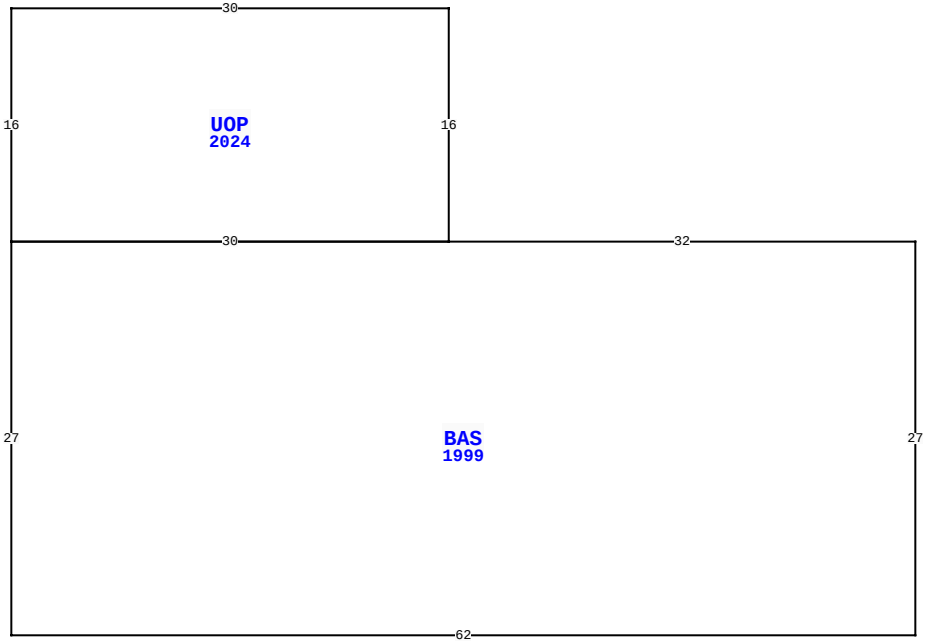
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	66,180
UOP	480	25	120	4,744
TOTALS	2,154		1,794	70,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,794	119.8000	89.85	161,191	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2000 Heated Area: 1674 HX Base Yr 2000



54065 ROBS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,924
TOTAL MARKET OB/XF VALUE		4,261
TOTAL LAND VALUE - MARKET		35,350
TOTAL MARKET VALUE		110,535
SOH/AGL Deduction		57,844
ASSESSED VALUE		52,691
TOTAL EXEMPTION VALUE	HX HB	27,691
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,712

BLDG:1:3: RP: 0787779 & 0787780

BLDG:1:1: DW/MH/ID PH0612479(A/B)FL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003073	MH MOVE-ON	0	04/01/2000
MH992622	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0876/1162	3/30/1999	WD	U	V	07	100
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: DAVIS ROBERT A & PA						
0841/0425	7/16/1998	WD	Q	V		45,000
GRANTOR: CRAVEY JAMES & BRENDA						
GRANTEE: DAVIS ROBERT & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W32 W30 S27 E62 N27 $
UOP=[YR=2024;ORIG=-62,0] E30 N16 W30 S16 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0351	CARPORT MT	0	100	30	20	600.00	SF	6.50	6.50	100	2000	2000	3	20	780	
4	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	
5	0351	CARPORT MT	0	100	16	20	320.00	SF	4.00	4.00	100	2002	2002	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 4,261

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,350							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.01 Total Land Value: 35,350 Market: 0 Agricultural: 0 Common: 35,350 PRINTED 08/06/2024 BY SYS