IN OR 2416/585
1988 PIED SW/MH
2012 TOHO DW/MH

DOWNS CHRISTINE L/E/
54189 HONEYSUCKLE LN
CALLAHAN, FL 32011-7617

2024

03-1N-25-0000-0001-0560

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

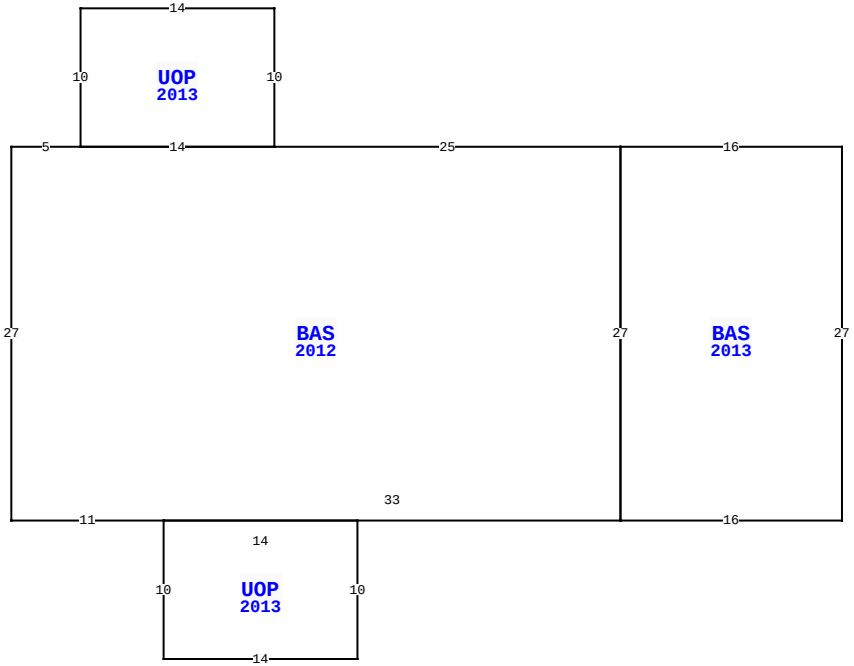
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	79,584
BAS	432	100	432	28,939
UOP	140	25	35	2,345
UOP	140	25	35	2,345
TOTALS	1,900		1,690	113,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,690	127.6000	95.70	161,733	2012	2012	0	0	0	30.00	70.00

2 M/H 94+ – 100% - 2013 Heated Area: 1620 HX Base Yr 2013



54189 HONEYSUCKLE LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,252
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		43,050
TOTAL MARKET VALUE		264,502
SOH/AGL Deduction		128,114
ASSESSED VALUE		136,388
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		31,388
TOTAL JUST VALUE		264,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,622

BLDG:2:4: 2012 TOHO (2013)
BLDG:2:3: RP:12622927/12622928
BLDG #3 - WAS ORGINALLY GR/UT 9IN XFOB) THAT OWNER
BLDG:2:1: DW/MH/ID FLTHLCT2838G210(A/B) WITH (16X2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327441	CARPORT	10,561	07/01/2013
B1327149	REPAIR/RRF	75,839	05/01/2013
MHU5448	CO ISSUED	0	12/06/2012
P1216220	NEW CONSTR	0	11/01/2012
MH125448	MH MOVE-ON	0	11/01/2012
M1217740	H/AC	0	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0585	12/09/2020	FJ	U	I	11	0
GRANTOR: DOWNS JOSEPH EST						
GRANTEE: DOWNS CHRISTINE L/E						
0972/1116	2/28/2001	WD	U	V	10	100
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: DOWNS JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W25 W14 W5 S27 E11 E33 N27 $
BAS=[YR=2013;ORIG=16,0] W16 S27 E16 N27 $
UOP=[YR=2013;ORIG=-25,0] N10 W14 S10 E14 $
UOP=[YR=2013;ORIG=-33,27] S10 E14 N10 W14 $
.

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	0351	CARPORT MT	0	100	18	25	450.00	SF	10.00	10.00	100	2005	2005	3	24	1,080	
3	0351	CARPORT MT	0	100	20	26	520.00	SF	10.00	10.00	100	2013	2013	3	60	3,120	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0005	OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,050							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.23 Total Land Value: 43,050 Market: 0 Agricultural: 0 Common: 43,050 PRINTED 08/06/2024 BY SYS

IN OR 2416/585
1988 PIED SW/MH
2012 TOHO DW/MH

DOWNS CHRISTINE L/E/
54189 HONEYSUCKLE LN
CALLAHAN, FL 32011-7617

2024

03-1N-25-0000-0001-0560

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		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

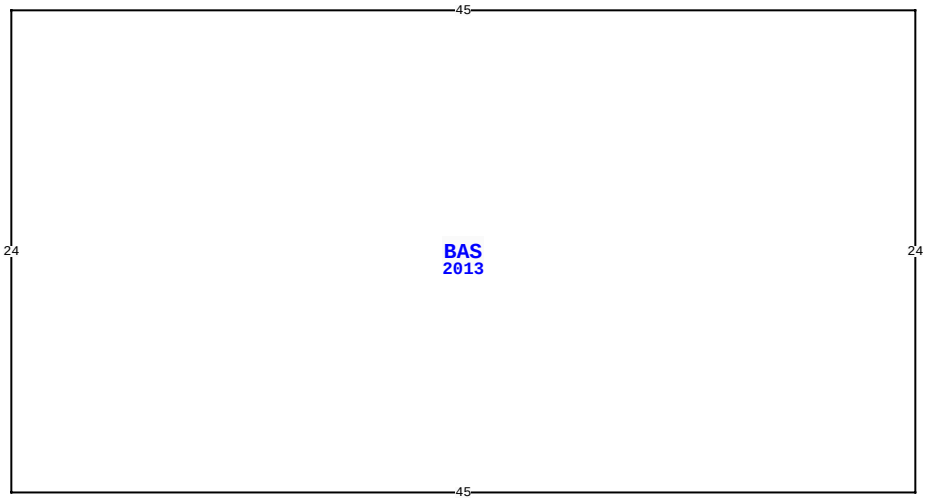
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	104,039
TOTALS	1,080		1,080	104,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,080	112.3600	106.74	115,279	2000	2003	0	0	0	9.75	90.25

4 SINGLE FAM – 100% - 2013 Heated Area: 1080 HX Base Yr 2013



54189 HONEYSUCKLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

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Tax Group: 6	Tax Dist:	
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TOTAL JUST VALUE		264,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,622

BLDG:3:1: ADDITION IS ON THE RIGHT END OF THE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995836	GARAGE	24,500	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0585	12/09/2020	FJ	U	I	11	0
GRANTOR: DOWNS JOSEPH EST						
GRANTEE: DOWNS CHRISTINE L/E						
0972/1116	2/28/2001	WD	U	V	10	100
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: DOWNS JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W45 S24 E45 N24 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.23 Total Land Value: 43,050 Market: 0 Agricultural: 0 Common: 43,050 PRINTED 08/06/2024 BY SYS