IN OR 1501/845
PARCELS 1-69 & 1-70
2006 PALH DW/MH

HEARN MICHAEL T
54183 CHURCH ROAD
CALLAHAN, FL 32011

2024

03-1N-25-0000-0001-0690

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	14	CARPET 70
Interior Floo	11	CLAY TILE 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

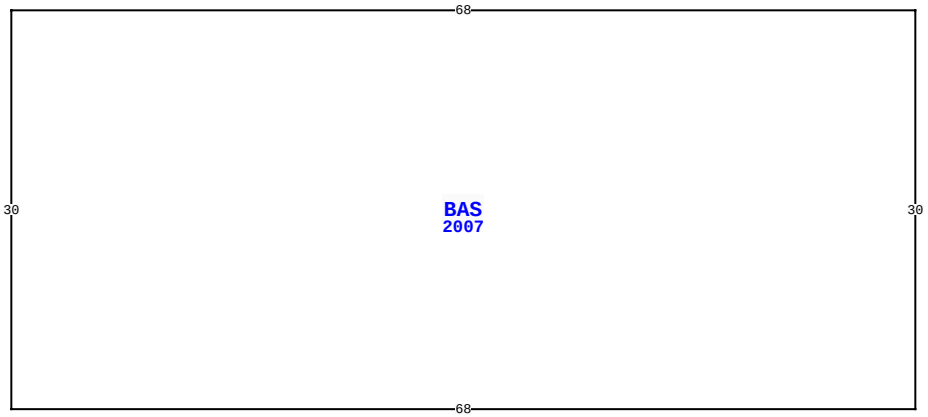
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	106,311
TOTALS	2,040		2,040	106,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	119.8000	89.85	183,294	2006	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2008 Heated Area: 2040 HX Base Yr



54183 CHURCH RD, CALLAHAN

BLD DATE	07/12/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,311
TOTAL MARKET OB/XF VALUE		2,728
TOTAL LAND VALUE - MARKET		40,600
TOTAL MARKET VALUE		149,639
SOH/AGL Deduction		0
ASSESSED VALUE		149,639
TOTAL EXEMPTION VALUE	13	149,639
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		149,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/0845	5/25/2007	WD	U	I		47,500

GRANTOR: DEMICK RICHARD E & BE
GRANTEE: HEARN MICHAEL T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S30 E68 N30$.

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	0803	ASPHALT C	0	100	0	0	2,200.00	SF	2.00	2.00	100	2008	2008	3	62	2,728	

LAND DESCRIPTION

TOTAL OB/XF 2,728

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	1.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,600							

REVIEW DATE 07/20/2022 BY KBA Total Acres: 1.16 Total Land Value: 40,600 Market: 0 Agricultural: 0 Common: 40,600 PRINTED 08/06/2024 BY SYS