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

DAVIS ERIN MELISSA
54106 HUCKLEBERRY LANE
CALLAHAN, FL 32011

2024

03-1N-25-0000-0001-0780

BUILDING CHARACTERISTICS

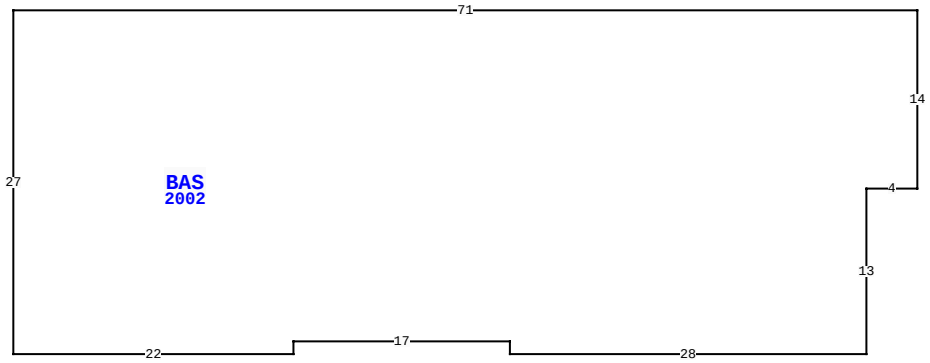
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,848	100	1,848	74,467
TOTALS	1,848		1,848	74,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	116.8000	87.60	161,885	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 2024 Heated Area: 1848 HX Base Yr



54106 HUCKLEBERRY 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	74,467
TOTAL MARKET OB/XF VALUE	3,522
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	112,989
SOH/AGL Deduction	0
ASSESSED VALUE	112,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,989
TOTAL JUST VALUE	112,989
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

MISC ALUMN CRPT = NV: KW11/23

RP: 12095145 & 12095149

DW/MH/ID : GAFLY05(A/B)29821CH21

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/757	9/07/2023	WD	U	I	11	100

GRANTOR: DAVIS ROBERT A & PATR

GRANTEE: DAVIS ERIN MELISSA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W71 S27 E22 N1 E17 S1 E28 N13 E4 N14 $.

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	1242	WD DECK A	0	0	16	16	256.00	SF	10.00	10.00	100	2000	2000	3	20	512	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,522

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS