LOT 5 IN OR 1321/1205
2005 FEST DW/MH
GARDEN POINT UNIT 2 PB 6/151

GODWIN GARY
54260 HUCKLEBERRY LN
CALLAHAN, FL 32011

2024

03-1N-25-0621-0005-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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

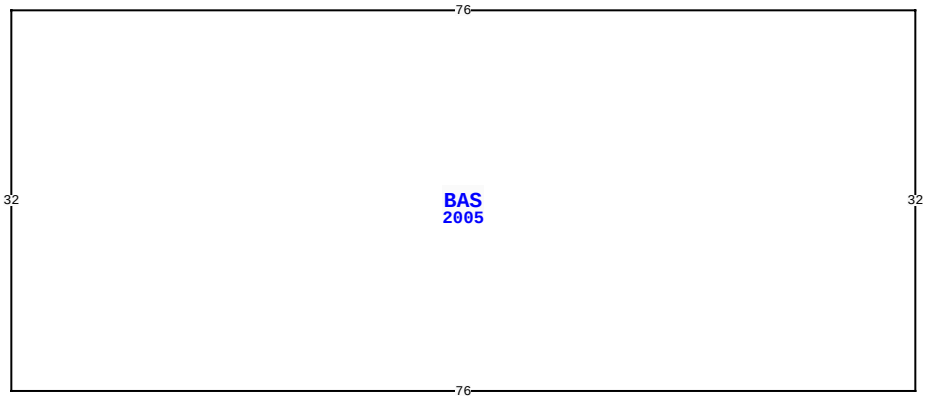
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2,432	140,608
TOTALS	2,432		2,432	140,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,432	116.8000	87.60	213,043	2005	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2006 Heated Area: 2432 HX Base Yr 2006



54260 HUCKLEBERRY LN, 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		156,929
TOTAL MARKET OB/XF VALUE		11,553
TOTAL LAND VALUE - MARKET		61,600
TOTAL MARKET VALUE		230,082
SOH/AGL Deduction		99,243
ASSESSED VALUE		130,839
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,839
TOTAL JUST VALUE		230,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16267	GARAGE	39,600	10/01/2005
B15544	FOUNDATION	2,000	07/01/2005
MH4635	MH MOVE-ON	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1321/1205	6/02/2005	WD	Q	V		34,500
GRANTOR: KING PAMELA SUE						
GRANTEE: GODWIN GARY						
1321/1203	6/02/2005	WD	U	V	10	100
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: KING PAMELA SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S32 E76 N32 $.

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	2005	2005	3	89	3,115	
2	0751	UOP	0	100	34	10	340.00	SF	10.00	10.00	100	2006	2006	3	44	1,496	
3	0811	CONCRETE B	0	100	0	0	1,224.00	SF	5.20	5.20	100	2006	2006	3	87	5,537	
4	1242	WD DECK A	0	100	6	10	60.00	SF	10.00	10.00	100	2006	2006	3	27	162	
5	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	2016	2016	3	74	1,243	

LAND DESCRIPTION

TOTAL OB/XF 11,553

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	0007	OR	0.00	0.00	1.76	AC		1.00	1.00	1.00	35,000.00	35,000.00	61,600							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.76 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 08/06/2024 BY SYS

LOT 5 IN OR 1321/1205
2005 FEST DW/MH
GARDEN POINT UNIT 2 PB 6/151

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2024

03-1N-25-0621-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

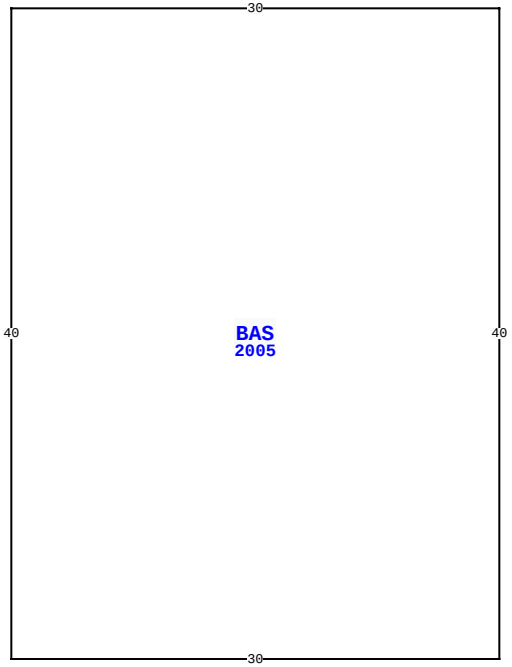
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	16,321
TOTALS	1,200		1,200	16,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	52.5000	18.38	22,056	2005	2005	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2006 Heated Area: 1200 HX Base Yr 2006



54260 HUCKLEBERRY LN, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S40 E30 N40 $.

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 07/25/2022 BY KBA Total Acres: 1.76 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 08/06/2024 BY SYS