LOT 6
GARDEN POINT UNIT 2 PB 6/151

**JERNIGAN OLLY DALE &/FOSTER CHELSEA PAIGE**
54245 HUCKLEBERRY LANE
CALLAHAN, FL 32011-7623

**2024**

**03-1N-25-0621-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

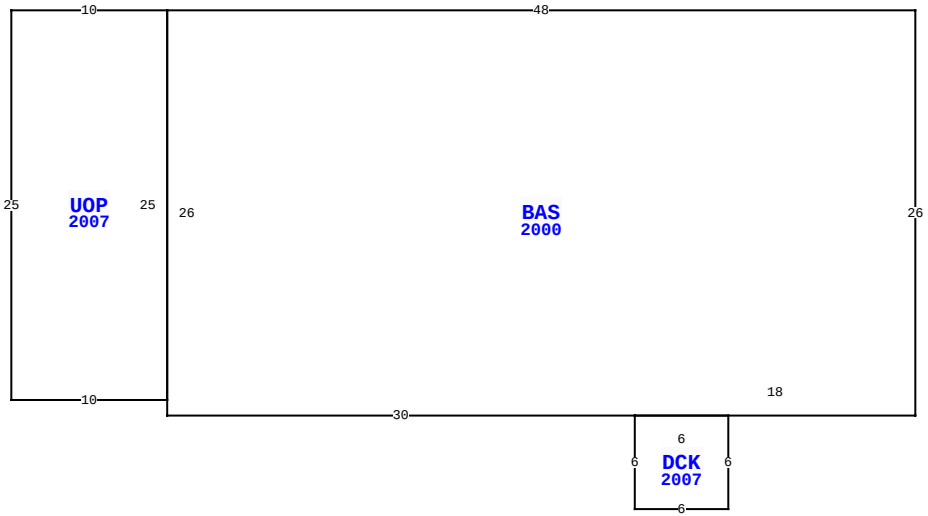
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,248 | 100 | 1,248 | 53,045 |
| DCK | 36 | 15 | 5 | 213 |
| UOP | 250 | 25 | 62 | 2,635 |
| TOTALS | 1,534 | | 1,315 | 55,893 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,315 | 123.2000 | 92.40 | 121,506 | 1995 | 2000 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 1248 HX Base Yr 2022




54245 HUCKLEBERRY LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 07/17/2008 | JW | LGL DATE |
| XF DATE | 07/17/2008 | JW | LAND DATE |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 71,738 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 37,450 |
| TOTAL MARKET VALUE | | 109,188 |
| SOH/AGL Deduction | | 8,734 |
| ASSESSED VALUE | | 100,454 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 50,454 |
| TOTAL JUST VALUE | | 109,188 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 108,158 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2449/0629 | 4/01/2021 | WD | Q | I | 02 | 120,000 |
| GRANTOR: PERRY CLYDE & DEBRA J | | | | | | |
| GRANTEE: JERNIGAN OLLY DALE | | | | | | |
| 2195/1952 | 3/21/2018 | QC | U | I | 11 | 100 |
| GRANTOR: PERRY CLYDE | | | | | | |
| GRANTEE: PERRY CLYDE & DEBRA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W48 UOP=[YR=2007] W10 S25 E10 N25$ S26 E30
DCK=[YR=2007] S6 E6 N6 W6$ E18 N26$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 1.07 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 37,450 | | | | | | | |

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/06/2024 BY SYS

LOT 6
GARDEN POINT UNIT 2 PB 6/151

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**2024**

**03-1N-25-0621-0006-0000**

## BUILDING CHARACTERISTICS

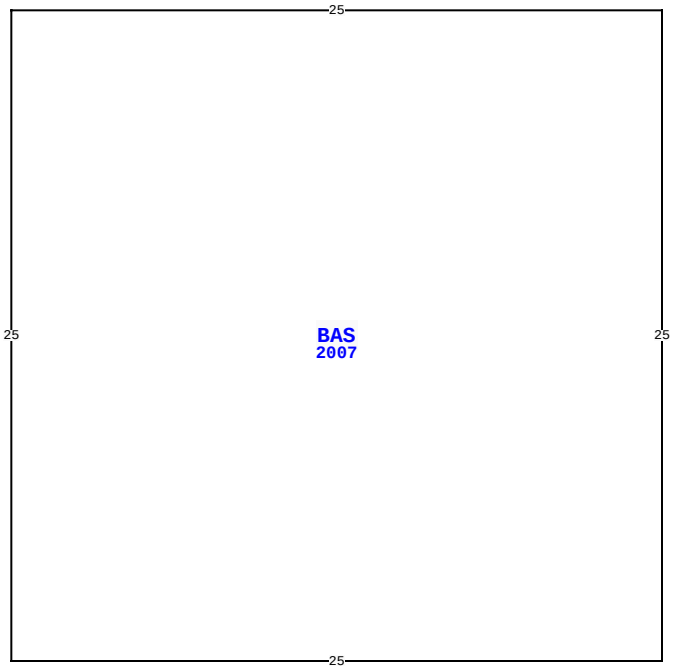
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 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 | 625 | 100 | 625 | 15,846 |
| TOTALS | 625 | | 625 | 15,845 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 625 | 97.9000 | 34.26 | 21,412 | 2005 | 2005 | 0 | 0 | 0 | 26.00 | 74.00 |

2 GARAGE RES – 100% - 2022 Heated Area: 625 HX Base Yr 2022

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## NASSAU COUNTY PROPERTY

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| GRANTEE: PERRY CLYDE & DEBRA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W25 S25 E25 N25$.

## 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 |
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