LOT 8 & PARCEL 1-62
IN OR 2335/856
GARDEN POINT UNIT 2 PB 6/151

SOLES JOSEPH LOGAN TAYLOR/SOLES JASON CLINSTON
54089 HUCKLEBERRY LN
CALLAHAN, FL 32011

**2024**

**03-1N-25-0621-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

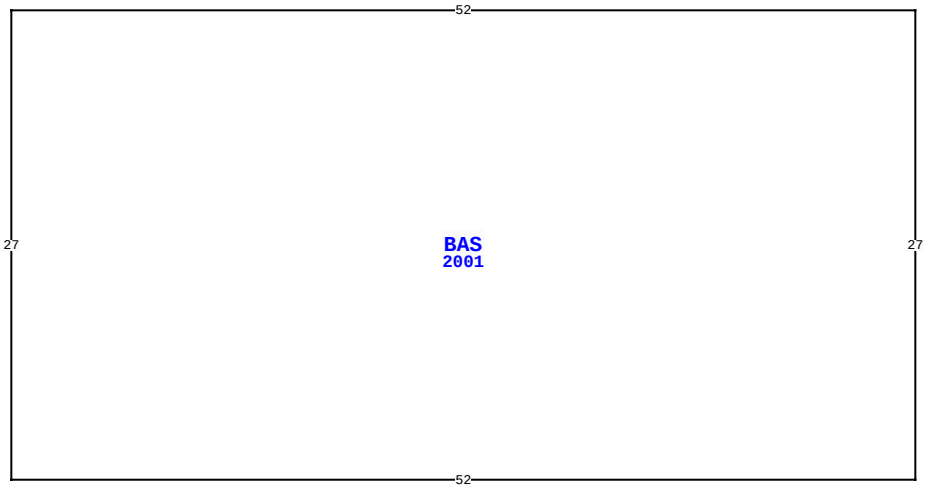
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,404 | 100 | 1,404 | 34,555 |
| TOTALS | 1,404 | | 1,404 | 34,555 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,404 | 117.2000 | 82.04 | 115,184 | 1988 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 50% - 2022 Heated Area: 1404 HX Base Yr 2022




54089 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 | | 34,555 |
| TOTAL MARKET OB/XF VALUE | | 185 |
| TOTAL LAND VALUE - MARKET | | 97,650 |
| TOTAL MARKET VALUE | | 132,390 |
| SOH/AGL Deduction | | 1,716 |
| ASSESSED VALUE | | 130,674 |
| TOTAL EXEMPTION VALUE | HA HAB | 39,479 |
| BASE TAXABLE VALUE | | 91,195 |
| TOTAL JUST VALUE | | 132,390 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 129,931 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH013424 | B013 | 0 | 03/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2335/0856 | 1/20/2020 | FJ | U | I | 11 | 100 |
| GRANTOR: SOLES PATRICIA ANN ES | | | | | | |
| GRANTEE: SOLES JASON CLINSTO | | | | | | |
| 2335/0853 | 1/20/2020 | FJ | U | I | 11 | 100 |
| GRANTOR: SOLES PATRICIA ANN ES | | | | | | |
| GRANTEE: SOLES JASON CLINSTO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W52 S27 E52 N27$ .

## 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 | 50 | 11 | 8 | 88.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 21 | 185 | |

## LAND DESCRIPTION

TOTAL OB/XF 185

| 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 | 50 | 0006 | OR | 0.00 | 0.00 | 2.79 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 97,650 | | | | | | | |

REVIEW DATE 01/30/2020 BY KBA Total Acres: 2.79 Total Land Value: 97,650 Market: 0 Agricultural: 0 Common: 97,650 PRINTED 08/06/2024 BY SYS