LOT 4 2001 FLTWD DW
IN OR 732 PG 1310
NATURE TRAIL #2 PB 5/403

JOHNSON TONY M & TONI D
54267 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-1421-0004-0000

BUILDING CHARACTERISTICS

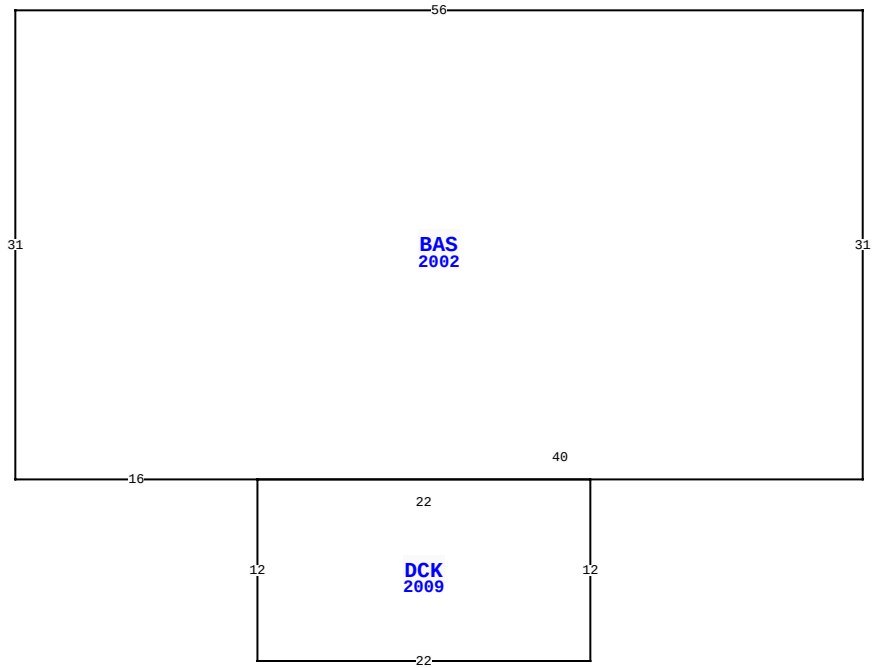
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,736	100	1,736	72,996
DCK	264	15	40	1,682
TOTALS	2,000		1,776	74,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,776	116.8000	87.60	155,578	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1997 Heated Area: 1736 HX Base Yr 1997



54267 CHURCH RD, 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		74,677
TOTAL MARKET OB/XF VALUE		6,431
TOTAL LAND VALUE - MARKET		40,600
TOTAL MARKET VALUE		121,708
SOH/AGL Deduction		60,930
ASSESSED VALUE		60,778
TOTAL EXEMPTION VALUE	HX HB	35,778
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23352	XFOB	9,892	03/01/2010
MH3877	MH MOVE-ON	0	07/01/2002
M6119	H/AC	0	07/01/2002
P5783	NEW CONSTR	0	07/01/2002
MHU95970	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0732/1310	6/28/1995	WD	Q	I		15,000

GRANTOR: CRAVEY JAMES & BRENDA
GRANTEE: JOHNSON TONY & TONI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S31 E16 DCK=[YR=2009] S12 E22 N12 W22$ E40 N31$.

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	0812	CONCRETE C	0	100	0	0	1,152.00	SF	4.00	4.00	100	1998	1998	3	75	3,456	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 6,431

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		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,600							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.16 Total Land Value: 40,600 Market: 0 Agricultural: 0 Common: 40,600 PRINTED 08/06/2024 BY SYS