LOT 5
IN OR 2028/1826
NATURE TRAIL #2 PB 5/403

MEAD MICHAEL L
PO BOX 1974
CALLAHAN, FL 32011

2024

03-1N-25-1421-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

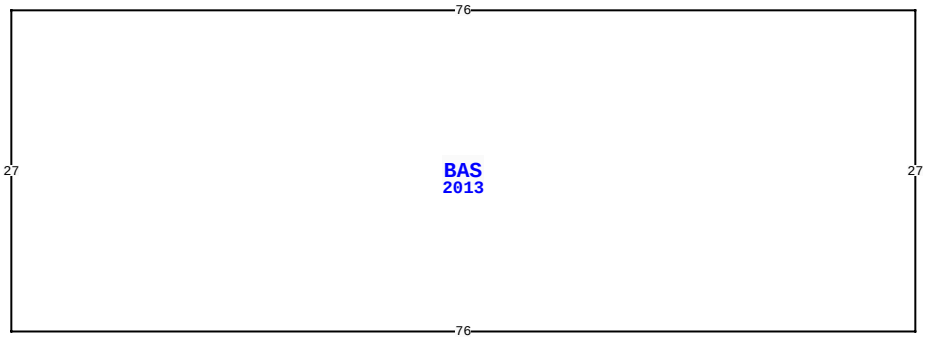
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	75,842
TOTALS	2,052		2,052	75,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	123.2000	92.40	189,605	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2017 Heated Area: 2052 HX Base Yr 2017



54275 CHURCH RD, 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		75,842
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		39,900
TOTAL MARKET VALUE		116,142
SOH/AGL Deduction		38,682
ASSESSED VALUE		77,460
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,460
TOTAL JUST VALUE		116,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2028/1826	2/17/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MEAD MICHAEL L						
1996/1025	8/10/2015	CT	U	I	18	15,100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W76 S27 E76 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	100	10	20	200.00	SF	10.00	10.00	100	1996	1996	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,900							

REVIEW DATE 04/13/2020 BY KBA Total Acres: 1.14 Total Land Value: 39,900 Market: 0 Agricultural: 0 Common: 39,900 PRINTED 08/06/2024 BY SYS