TRACT 7 1998 WAVE SW/MH
IN OR 2410/1760
EX R/W OR 222/114

BAGLEY JADE B
54350 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2750-0007-0000

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	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

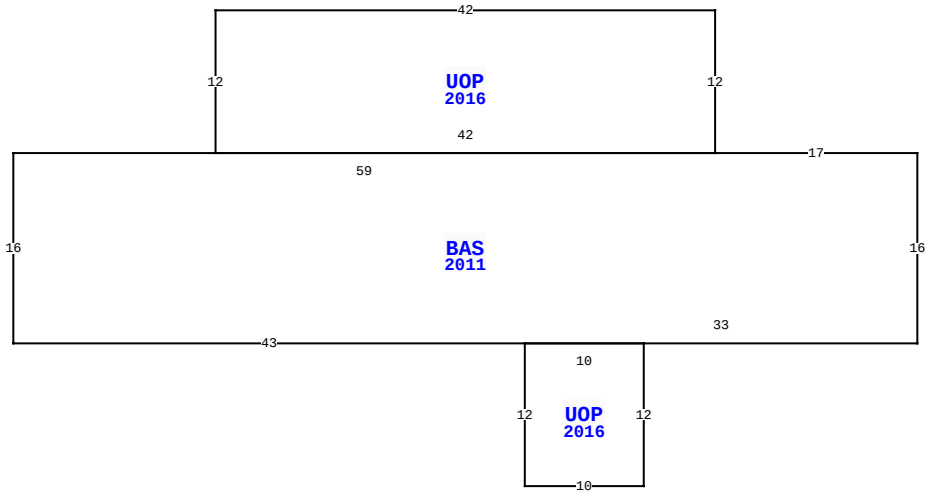
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	77,206
UOP	120	25	30	1,905
UOP	504	25	126	8,000
TOTALS	1,840		1,372	87,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,372	128.2600	96.20	131,986	1998	2010	0	0	0	34.00	66.00

2 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



54350 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	87,111
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	47,600
TOTAL MARKET VALUE	134,711
SOH/AGL Deduction	5,572
ASSESSED VALUE	129,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,139
TOTAL JUST VALUE	134,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH-5370	CO ISSUED	0	09/28/2011
B25047	DEMOLITION	100	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1760	10/30/2020	WD	Q	I	01	120,000
GRANTOR: SIMMONS ASHLEY S F/K/						
GRANTEE: BAGLEY JADE B						
1833/1599	12/18/2012	QC	U	I	11	4,800
GRANTOR: HESTER JOSHUA DAVID						
GRANTEE: HESTER ASHLEY SIMMO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 UOP=[YR=2016] N12 W42 S12 E42$ W59 S16 E43
UOP=[YR=2016] S12 E10 N12 W10$ E33 N16$.

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	35,000.00	35,000.00	47,600							

REVIEW DATE 02/16/2021 BY KBA Total Acres: 1.36 Total Land Value: 47,600 Market: 0 Agricultural: 0 Common: 47,600 PRINTED 08/06/2024 BY SYS