TRACT 10
IN OR 2713/1298
EX R/W IN OR 222/123

GALLAGHER JESSICA NICOLE
54382 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2750-0010-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

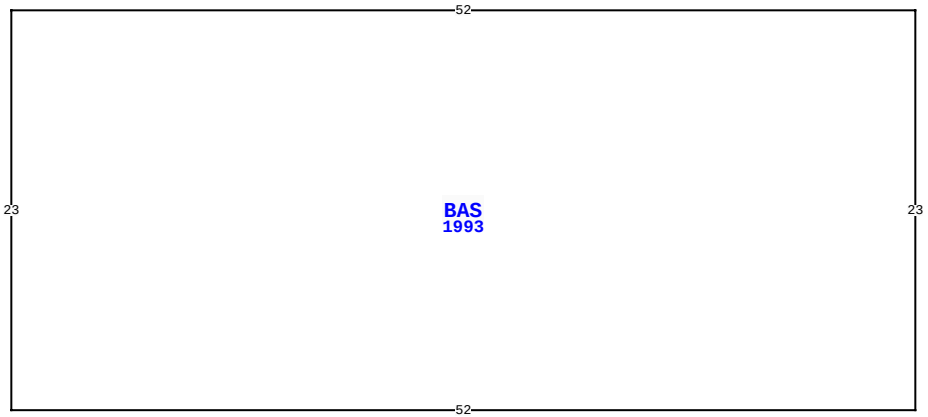
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	73,505
TOTALS	1,196		1,196	73,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,196	128.0400	96.03	114,852	2009	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2010 Heated Area: 1196 HX Base Yr 2010



54382 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		73,505
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		43,750
TOTAL MARKET VALUE		119,415
SOH/AGL Deduction		46,022
ASSESSED VALUE		73,393
TOTAL EXEMPTION VALUE	HX HB DX	53,393
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		119,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5231	CO ISSUED	0	11/01/2009
MHU5231	MH MOVE-ON	0	11/01/2009
M14922	H/AC	0	11/01/2009
P14013	OTHER	0	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1298	4/28/2024	WD	U	I	11	100
GRANTOR: POPE AMANDA						
GRANTEE: GALLAGHER JESSICA N						
2053/0002	9/14/2015	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: POPE AMANDA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S23 E52 N23$.

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	0940	SHEDS/PORT	0	100	0	0	64.00	SF	30.00	30.00	100	2011	2011	3	50	960	
2	0940	SHEDS/PORT	0	100	0	0	80.00	SF	30.00	30.00	100	2011	2011	3	50	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,160

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	1.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,750							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.25 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 08/06/2024 BY SYS