

DUKES MARLAINE
54420 CHURCH ROAD
CALLAHAN, FL 32011

03-1N-25-2752-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 1000820021,720123.6000Heated Area: 1458HX Base YrRoof Structur03GABLE/HIP 1001 M/H 93- - 100% - 0Roof Cover12MODULAR MT 100Interior Wall05DRYWALL 100Interior Floo14CARPET 90Interior Floo08SHT VINYL 10Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100BedroomsBathroomsFrame02WOOD FRAME 100Stories Units1.1. 1000 100BUD8 Adjustme06DIST 1D 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8024.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,1521001,15229,901FCP528251323,426FEP360853067,943FSP184601102,855PTO390520519TOTALS2,6141,72044,644EXTRA FEATURES54420 CHURCH RD, CALLAHANBLD DATE08/26/2008JWLGL DATEXF DATE08/26/2008JWLAND DATINC DATEAG DATEL NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10351CARPORT MT01001240480.00SF5.905.901001996199632056620810CONCRETE A010017351.00SF6.506.5010020032003383275

MARKET ADJUSTMENTS

PTO 2008FEP 1995BAS 1993FCP 1995FSP 1995

NASSAU COUNTY PROPERTY

VALUATION SUMMARYSTANDARDTax Group: 6Tax Dist:BUILDMARKET VALUE56,286TOTALMKETOBFVALUE841TOTAL LAND VALUE - MARKET35,000TOTAL MARKET VALUE92,127SOH/AGLDeduction44,617ASSESSD VALUE47,510TOTAL EXEMPTION VALUEHX HB25,000BASE TAXABLE VALUE22,510TOTAL JUST VALUE92,127NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE88,942SALES DATAOFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE0354/03842/01/1982AAUUV3,810GRANTOR:GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONSFCP=[YR=1995] W14 FEP=[YR=1995] N12 PTO=[YR=2008] N13 W30 S13 E30\$ W30 S12 BAS=[YR=1993] W26 S24 E14 FSP=[YR=1995] S8 E23 N8 W23 \$ E34 N24 W22 \$ E30 \$ W8 S24 E22 N24 \$.

LAND DESCRIPTION

L NUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT LND UNIT D T DPHT % TOT UNIT ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV1000102CSFR/MH1000006OR0.000.001.00AC1.001.001.0035,000.0035,000.0035,000REVIEW DATE05/10/2024BYTWATotal Acres: 1.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/06/2024 BY SYS

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