

LOT 17 2003 MERT DW
IN OR 1993/1546
CASE NO 05-304-DR

HELBERT SEAN
54460 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2752-0017-0000



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 80
Interior Floo	08	SHT VINYL 20
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	05	Quality Level 05
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	1,984	100	1,984	104,636
FCP	806	25	202	10,654
FSP	384	60	230	12,130
TOTALS	3,174		2,416	127,420

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	12	10	120.00	SF	18.30	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,416	140.6400	105.48	254,840	2002	2002	0	0	0 50.00	50.00	
1 M/H 94+ - 100% - 2018												
Heated Area: 1984												
HX Base Yr 2018												
54460 CHURCH RD, CALLAHAN												

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			127,420
TOTAL MARKET OB/XF VALUE			3,449
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			165,869
SOH/AGL Deduction			67,196
ASSESSED VALUE			98,673
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			48,673
TOTAL JUST VALUE			165,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11894	CARPORT	11,835	10/01/2003
MH3896	MH MOVE-ON	0	07/01/2002
P5854	NEW CONSTR	0	07/01/2002
M6245	H/AC	0	07/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1993/1546	7/28/2015	FJ U	I	11		100	
GRANTOR: HELBERT MARY C EST							
GRANTEE: HELBERT SEAN							
1061/0597	6/10/2002	QC U	V	07		100	
GRANTOR: HELBERT BARBARA JEAN							
GRANTEE: HELBERT MARK E & MA							

BUILDING NOTES									

BUILDING DIMENSIONS									
FCP=[YR=2003] W20 FSP=[YR=2003] N12 W32 S12 BAS=[YR=2002] W38 S31 E64 N31 W26\$ E32\$ W6 S31 E26 N31\$.									