LOT 25 FTWD 2006 DW/MH
OR 288 PG 505
CRAVEY SUB 2 UNR

WATTS KATHLEEN D/WATTS WM B EST
54544 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2752-0025-0000

BUILDING CHARACTERISTICS

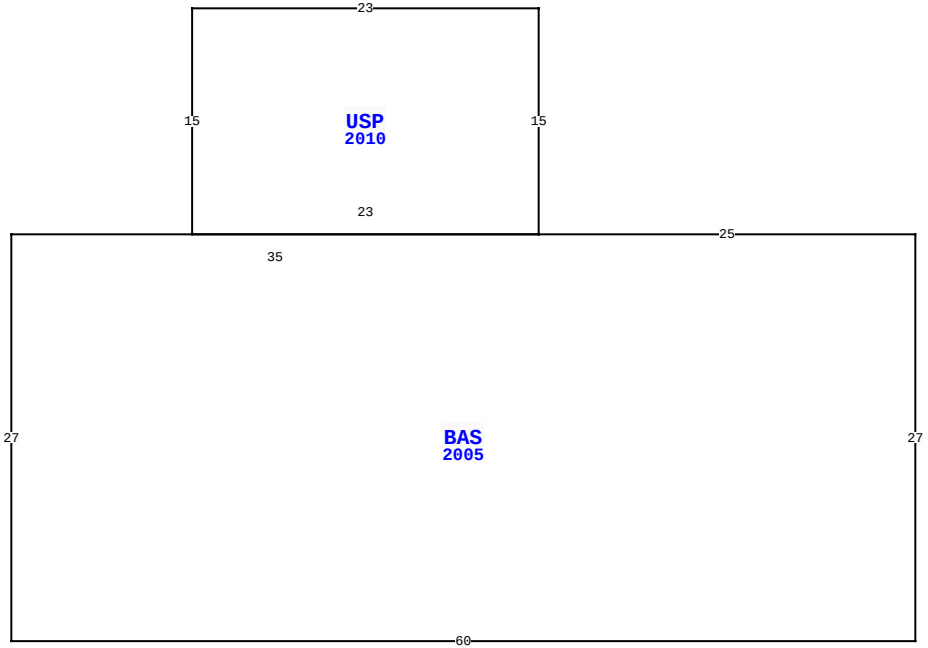
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,620	100	1,620	79,743
USP	345	50	172	8,467
TOTALS	1,965		1,792	88,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,792	117.2000	87.90	157,517	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 0 Heated Area: 1620 HX Base Yr



54544 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		88,210
TOTAL MARKET OB/XF VALUE		6,262
TOTAL LAND VALUE - MARKET		45,850
TOTAL MARKET VALUE		140,322
SOH/AGL Deduction		58,494
ASSESSED VALUE		81,828
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		26,828
TOTAL JUST VALUE		140,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23754	CARPORT	7,084	07/01/2010
MH4663	MH MOVE-ON	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0288/0505	4/01/1979	WD	Q	V		7,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 USP=[YR=2010] N15 W23 S15 E23$ W35 S27 E60 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2005	2005	3	24	2,074	
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2006	2006	3	27	389	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	13.20	13.20	100	2006	2006	3	27	684	

LAND DESCRIPTION

TOTAL OB/XF 6,262

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	1.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,850							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.31 Total Land Value: 45,850 Market: 0 Agricultural: 0 Common: 45,850 PRINTED 08/06/2024 BY SYS