LOT 29
ESMT IN OR 418/322
IN OR 2307/142

HARRIS MELBA H
54571 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2752-0029-0000

BUILDING CHARACTERISTICS

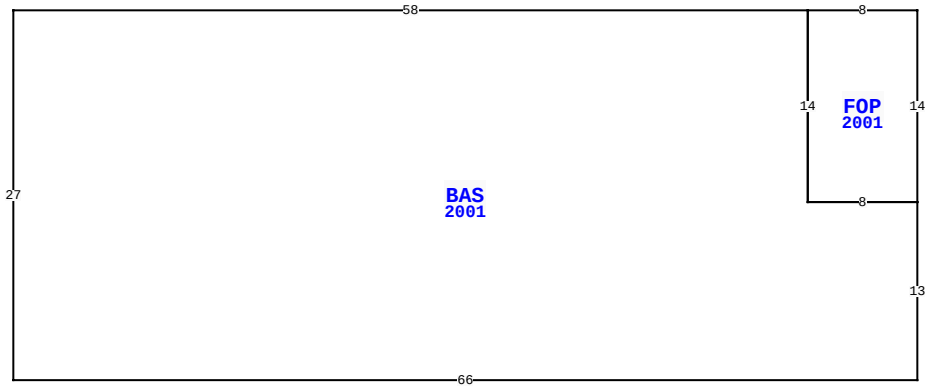
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,670	100	1,670	82,204
FOP	112	30	34	1,674
TOTALS	1,782		1,704	83,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,704	117.2000	87.90	149,782	2001	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2020 Heated Area: 1670 HX Base Yr 2020



54571 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		83,878
TOTAL MARKET OB/XF VALUE		3,299
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		139,677
SOH/AGL Deduction		46,603
ASSESSED VALUE		93,074
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		38,074
TOTAL JUST VALUE		139,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013523	MH MOVE-ON	0	06/01/2001
9153	MH MOVE-ON	15,000	12/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/0142	9/10/2019	WD	Q	I	02	125,000
GRANTOR: GANEY MICHAEL & ANGEL						
GRANTEE: HARRIS MELBA H						
2307/0140	9/10/2019	WD	U	I	11	100
GRANTOR: MERCER THOMAS JOSHUA						
GRANTEE: GANEY MICHAEL & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W8 BAS=[YR=2001] W58 S27 E66 N13 W8 N14$ S14 E8N14$.

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	2001	2001	3	85	2,975	
2	1242	WD DECK A	0	100	18	12	216.00	SF	7.50	7.50	100	1993	1993	3	20	324	

LAND DESCRIPTION

TOTAL OB/XF 3,299

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	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS