BLOCK 1 LOT 2
IN OR 1909/1458 & OR 1909/1461
R334317 & R334316

JOHNS GEORGIA LEE/MCCART MOLLIE
54047 HERON RD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

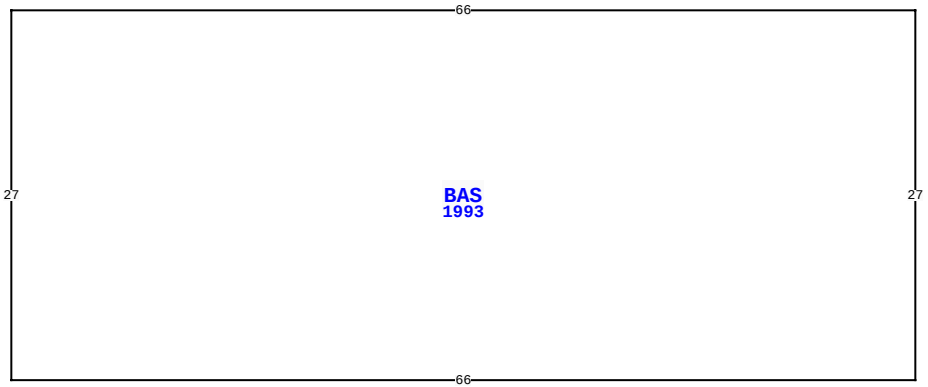
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	44,008
TOTALS	1,782		1,782	44,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,782	117.6000	82.32	146,694	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1782 HX Base Yr 2018



54047 HERON 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		44,008
TOTAL MARKET OB/XF VALUE		17,101
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		96,109
SOH/AGL Deduction		44,248
ASSESSED VALUE		51,861
TOTAL EXEMPTION VALUE	HX HB WX	31,861
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		96,109
NCON VALUE		11,664
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007646	CARPORT	3,564	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1909/1461	3/27/2014	WD	U	I	19	36,000
GRANTOR: O'BRIEN MAURICE B & E						
GRANTEE: JOHNS GEORGIA LEE &						
1909/1458	3/27/2014	PR	U	I	19	100
GRANTOR: O'BRIEN MAURICE B P/R						
GRANTEE: JOHNS GEORGIA LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E66 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
4	0810	CONCRETE A	0	100	3	26	78.00	SF	6.50	6.50	100	1980	1980	3	32.5	165	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
6	0351	CARPORT MT	0	100	72	18	1,296.00	SF	10.00	10.00	100	2024	2020		90	11,664	
7	0940	SHEDS/PORT	0	100	32	12	384.00	SF	30.00	30.00	100	2024	2008		35	4,032	

LAND DESCRIPTION

TOTAL OB/XF 17,101

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/17/2024 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS