

BLOCK 1 LOT 5
IN OR 1677/1931
R360120 & R360121

EDENFIELD JOSEPH T & HOLLY C BOLDEN
54131 HERON ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0001-0050



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
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	1,080	100	1,080	28,532
BAS	120	100	120	3,170
TOTALS	1,200		1,200	31,702

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,200	125.8000	88.06	105,672	1983	1988	0	0	0	70.00	30.00
1 M/H 93- - 100% - 0												
Heated Area: 1200												
HX Base Yr												
BAS 1993 BAS 2011												
54131 HERON RD, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				31,702			
TOTAL MARKET OB/XF VALUE				7,180			
TOTAL LAND VALUE - MARKET				35,000			
TOTAL MARKET VALUE				73,882			
SOH/AGL Deduction				39,226			
ASSESSED VALUE				34,656			
TOTAL EXEMPTION VALUE				HX HB		25,000	
BASE TAXABLE VALUE				9,656			
TOTAL JUST VALUE				73,882			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				71,808			

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0940	SHEDS/PORT	0	100	8	10		80.00	SF 20.10	100	1980	1980	3	20
2	0940	SHEDS/PORT	0	100	8	10		80.00	SF 20.10	100	1970	1970	3	20
3	0751	UOP	0	100	6	12		72.00	SF 10.00	100	1990	1990	3	20
4	0801	ASPHALT A	0	100	0	0		2,700.00	SF 3.00	100	2005	2005	3	56
5	0810	CONCRETE A	0	100	0	0		182.00	SF 6.50	100	1990	1990	3	59.5
6	0940	SHEDS/PORT	0	100	12	16		192.00	SF 30.00	100	1990	1990	3	20
TOTAL OB/XF 7,180														

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
TOTAL OB/XF 7,180									
UNIT PRICE									
ADJ UNIT PRICE									
LAND VALUE									
OTHER ADJUSTMENTS AND NOTES									
YEAR									
DENSITY									
DECL									
FRZ									
YR									
CONSRV									