BLOCK 6 LOT 6
1987 PIED DW/MH
IN OR 1857/1473

ANDERSON SHERYL LYNN
54149 PLANTATION ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0006-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

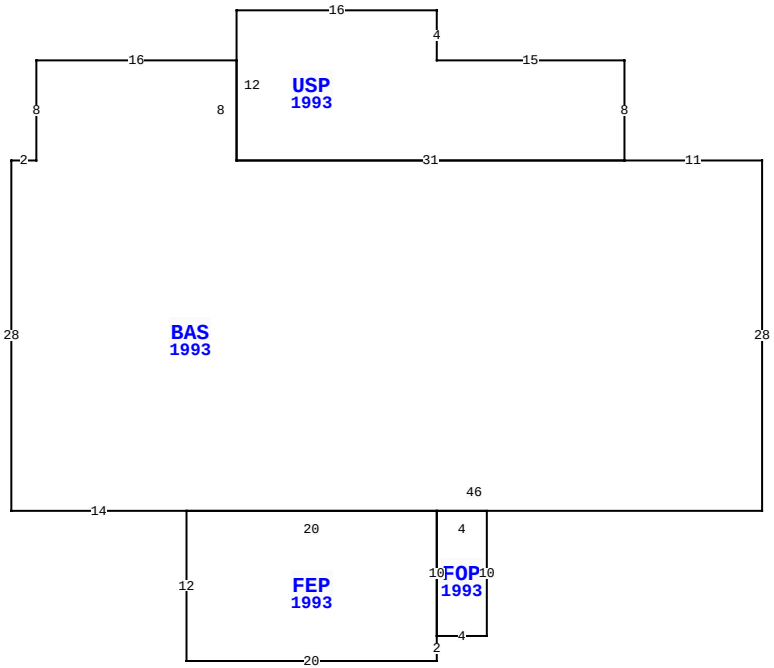
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100	1,808	46,928
FEP	240	85	204	5,295
FOP	40	30	12	311
USP	312	50	156	4,049
TOTALS	2,400		2,180	56,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,180	123.6000	86.52	188,614	1987	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 2012 HX Base Yr 2019



54149 PLANTATION 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		56,584
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		93,754
SOH/AGL Deduction		49,359
ASSESSED VALUE		44,395
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,395
TOTAL JUST VALUE		93,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6939	MH MOVE-ON	31,000	09/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1857/1473	5/22/2013	QC	U	I	11	100
GRANTOR: WARREN JONAS LEE						
GRANTEE: ANDERSON SHERYL LYN						
0954/0837	10/18/2000	QC	U	I	01	100
GRANTOR: WARREN ALBERTA D						
GRANTEE: WARREN JONAS LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 USP=[YR=1993] N8 W15 N4 W16 S12 E31$ W31 N8 W16 S8 W2 S28 E14 FEP=[YR=1993] S12 E20 N2 FOP=[YR=1993] E4 N10 W4 S10$ N10 W20 $ E46 N28$.

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	1987	1987	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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 07/28/2022 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS