

BLOCK 6 LOT 8
IN OR 192 PG 288
1996 FLEET SW/MH

MOTTER BRADLEY/MOTTER JOHN
54690 WILDLIFE WAY
CALLAHAN, FL 32011

2024

10-1N-25-2880-0006-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	36,772
TOTALS	1,216		1,216	36,772

TOTALS		1,210		1,210	30,172		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0940	SHEDS/PORT	0	0	10	20	
2	0751	UOP	0	0	16	8	
		</					

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	0	

REVIEW DATE 07/28/2022 BY KBA

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	1,216	115.2000	86.40	105,062	1996	1996	0	0	0	65.00	35.00		
1 M/H 94+ - 0% - 2024 Heated Area: 1216 HX Base Yr														
16 76 BAS 2008 16														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 01/01/2019 KB														
54083 PLANTATION RD, CALLAHAN														

TOTAL OB/XF														
1,599														

NASSAU COUNTY PROPERTY															PAGE 1 of 1				
VALUATION SUMMARY																			
VALUATION BY															STANDARD				
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE															36,772				
TOTAL MARKET OB/XF VALUE															1,599				
TOTAL LAND VALUE - MARKET															35,000				
TOTAL MARKET VALUE															73,371				
SOH/AGL Deduction															0				
ASSESSED VALUE															73,371				
TOTAL EXEMPTION VALUE															0				
BASE TAXABLE VALUE															73,371				
TOTAL JUST VALUE															73,371				
NCON VALUE															0				
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															75,873				
BLDG:1:4: 1996 FLTWD / ASSESSED 2009																			
BLDG:1:3: RP 12530453																			
BLDG:1:1: SW/MH/ID GAFLT75A27792WT21																			
PRCL:0:3: MISC SHEDS= NV																			
PERMIT NUM					DESCRIPTION										AMT			ISSUED	
P12338					OTHER										0			05/01/2007	
M12852					MECH OTHER										0			04/01/2007	
C4930					CO ISSUED										0			01/01/2007	
MH074930					MH MOVE-ON										0			01/01/2007	
MH961384					MH MOVE-ON										0			06/01/1996	
SALES DATA																			
OFF RECORD Number				DATE				TYPE INST		Q U	V I	RSN CD		SALE PRICE					
2644/1992				5/31/2023				PR		U	I	19		65,000					
GRANTOR:MILLER BILLY J AS PR																			
GRANTEE:MOTTER BRADLEY																			
0192/0288				1/01/1975				WD		Q	V			4,700					
GRANTOR:OSBOURNE GEORGE D JR																			
GRANTEE:MILLER JOE W & EVA																			
BUILDING NOTES																			

54083 PLANTATION RD, CALLAHAN														
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Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS