LOT 3
NASSAU PLANTATIONS #2 PB 5/109

YOUNG JAMES/LUMPKIN MEGAN
54169 SUNSHINE DR
CALLAHAN, FL 32011

2024

10-1N-25-2882-0003-0000

BUILDING CHARACTERISTICS

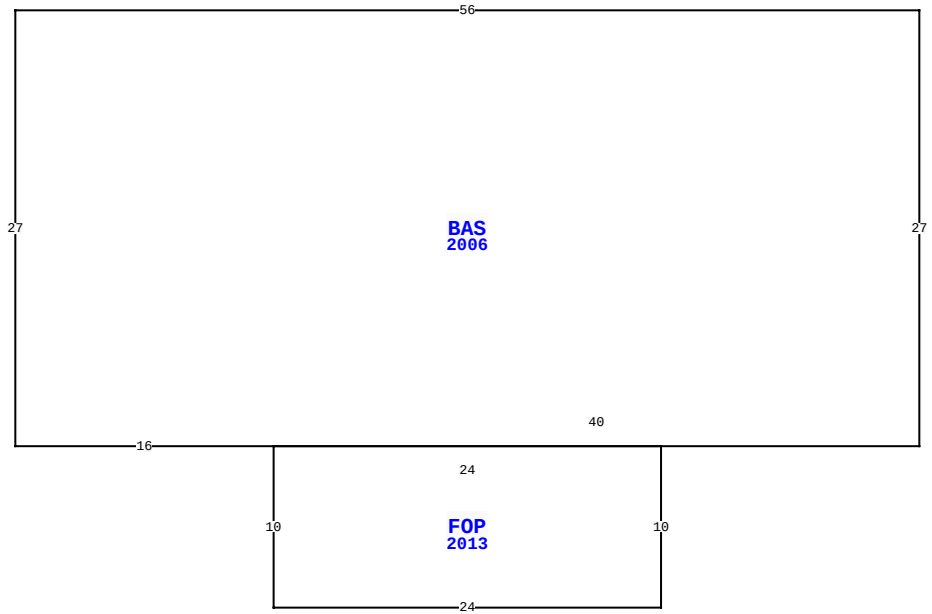
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,512	100	1,512	112,969
FOP	240	30	72	5,380
TOTALS	1,752		1,584	118,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,584	117.2000	87.90	139,234	2006	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2024 Heated Area: 1512 HX Base Yr 2024



54169 SUNSHINE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		118,349
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		153,349
SOH/AGL Deduction		0
ASSESSED VALUE		153,349
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,349
TOTAL JUST VALUE		153,349
NCON VALUE		37,593
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20979	DEMOLITION	2,000	01/01/2008
MH4846	MH MOVE-ON	0	11/30/2006
E18116	ELEC OTHER	0	09/01/2006
M12085	MECH OTHER	0	09/01/2006
P11585	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/0041	3/31/2023	WD	Q	I	01	206,000
GRANTOR: HAGAN JACOB W						
GRANTEE: YOUNG JAMES & MEGAN						
1850/0021	4/01/2013	WD	Q	I	02	45,300
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: HAGAN JACOB W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S27 E16 FOP=[YR=2013] S10 E24 N10 W24$ E40 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100.00	433.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS