LOT 7
NASSAU PLANTATIONS #2 PB 5/109

BROWN JESSIE M & KIRKLAND MICHELLE L
54091 SUNSHINE DRIVE
CALLAHAN, FL 32011

2024

10-1N-25-2882-0007-0000

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	13	LVT/LAMNT 100
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	04	Quality Level 04

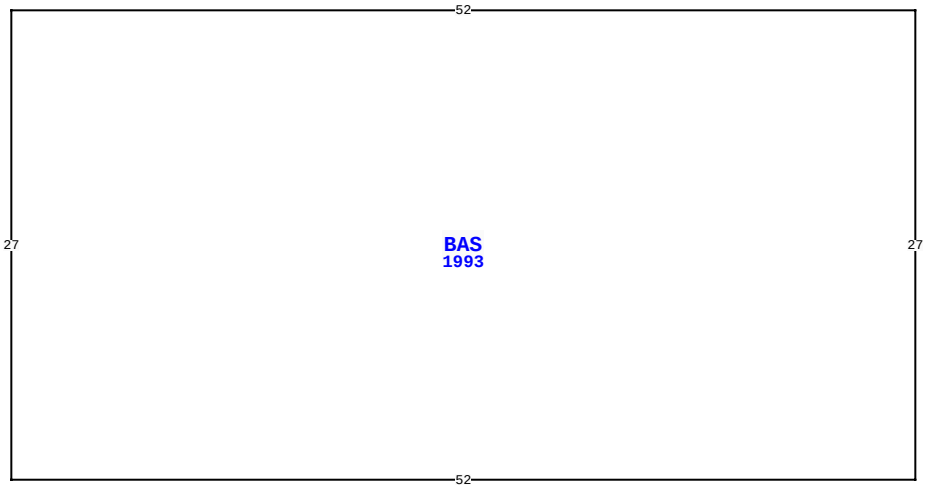
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	92,324
TOTALS	1,404		1,404	92,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	134.2000	93.94	131,892	1987	2012	0	0	0	30.00	70.00

1 M/H 93- – 100% - 2022 **Heated Area: 1404** **HX Base Yr** 2022



54091 SUNSHINE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,324
TOTAL MARKET OB/XF VALUE		4,945
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		132,269
SOH/AGL Deduction		22,023
ASSESSED VALUE		110,246
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,246
TOTAL JUST VALUE		132,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/0514	4/30/2021	WD	Q	I	02	150,000
GRANTOR: J AND C JAX PROPERTIE						
GRANTEE: BROWN JESSIE M & MI						
2368/1551	6/16/2020	WD	Q	I	01	46,000
GRANTOR: BARKER WARREN & LISA						
GRANTEE: J AND C JAX PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E52 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
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	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1987	1987	3	20	386	
3	0752	USP	0	100	35	12	420.00	SF	15.00	15.00	100	1998	1998	3	26	1,638	
4	0752	USP	0	100	10	8	80.00	SF	15.00	15.00	100	1992	1992	3	20	240	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	1990	1990	3	20	511	

LAND DESCRIPTION

TOTAL OB/XF 4,945

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

REVIEW DATE 09/07/2022 **BY** KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 **PRINTED 08/06/2024 BY SYS**