LOT 14
NASSAU PLANTATIONS #2 PB 5/109

FARMER DANIEL CURTIS
54156 SUNSHINE DR
CALLAHAN, FL 32011

2024

10-1N-25-2882-0014-0000

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

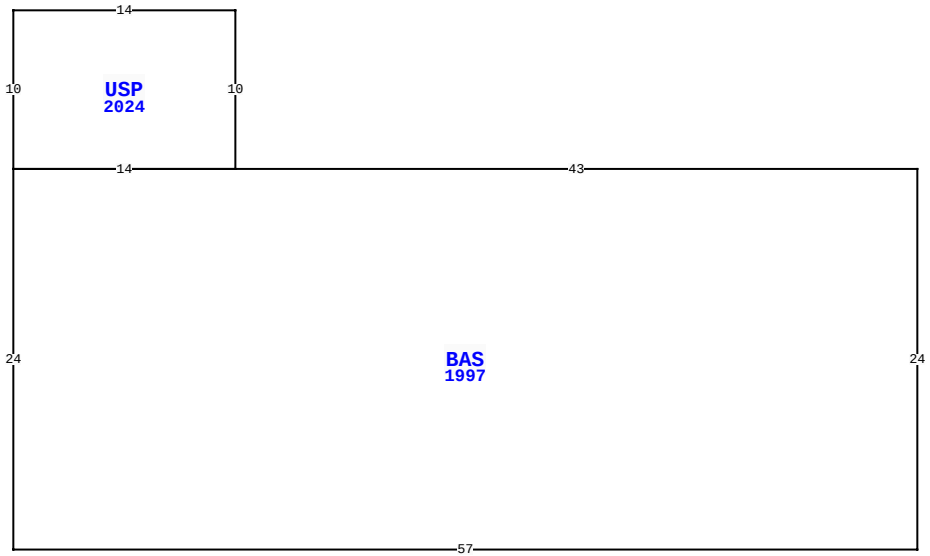
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	55,503
USP	140	50	70	2,840
TOTALS	1,508		1,438	58,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,438	117.6000	88.20	126,832	1997	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 2024 Heated Area: 1368 HX Base Yr



54156 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	58,343
TOTAL MARKET OB/XF VALUE	317
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	93,660
SOH/AGL Deduction	0
ASSESSED VALUE	93,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,660
TOTAL JUST VALUE	93,660
NCON VALUE	2,840
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,615

R673208 & R673209
1998 MODEL GENE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2613/1979	1/06/2023	SW	U	I	37	35,000
GRANTOR: HOLTON DAVID W						
GRANTEE: FARMER DANIEL CURTI						
2588/1998	9/02/2022	QC	U	I	11	100
GRANTOR: DEWEY MICHAEL T SR &						
GRANTEE: HOLTON DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W43 W14 S24 E57 N24 $
USP=[YR=2024;ORIG=-57,0] E14 N10 W14 S10 $
.

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	0940	SHEDS/PORT	0	0	10	12	120.00	SF	13.20	13.20	100	1990	1990	3	20	317	

LAND DESCRIPTION

TOTAL OB/XF 317

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	0		OR	142.00	306.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS