PT OF S1/2 OF SE1/4 OF SW 1/4
IN OR 523 PG 1057
R278095 & R278096

EDWARDS ERNEST JAMES
45163 MORGAN CIRCLE
CALLAHAN, FL 32011

2024

19-2N-25-0000-0052-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		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

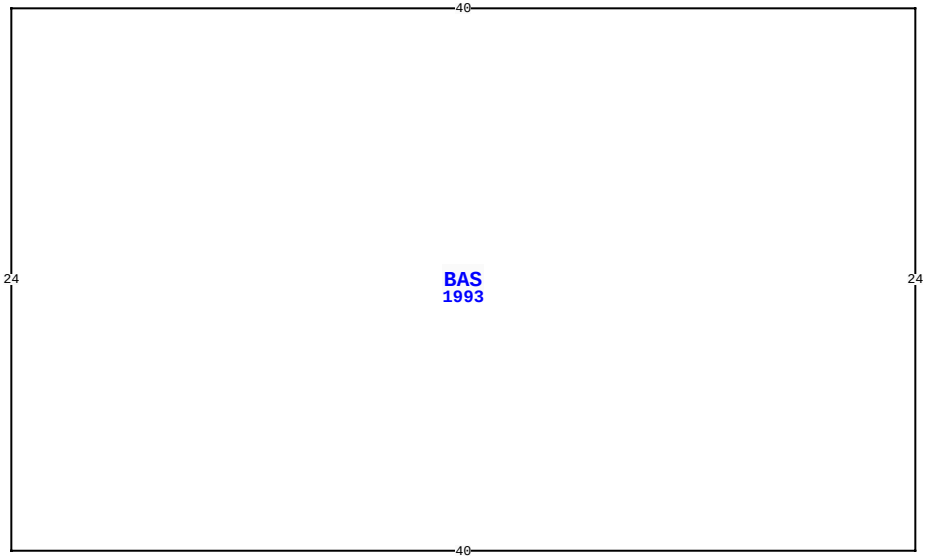
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	24,111
TOTALS	960		960	24,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	119.6000	83.72	80,371	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 960 HX Base Yr



45163 MORGAN CIR, 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		24,111
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		59,591
SOH/AGL Deduction		36,421
ASSESSED VALUE		23,170
TOTAL EXEMPTION VALUE	HX HB WR	23,170
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		59,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0523/1057	8/06/1987	WD	Q	V		3,600

GRANTOR: FLOYD JAMES ET AL
GRANTEE: EDWARDS ERNEST & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24$.

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	1242	WD DECK A	0	100	24	11	240.00	SF	10.00	10.00	100	1991	1991	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS