PT OF GOV LOTS 2 & 5
IN OR 914/400
EX 3-11 & 3-12

WOFFORD SHANNA J & GARY
55054 LARGO LANE
CALLAHAN, FL 32011

2024

27-2N-25-0000-0003-0060

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

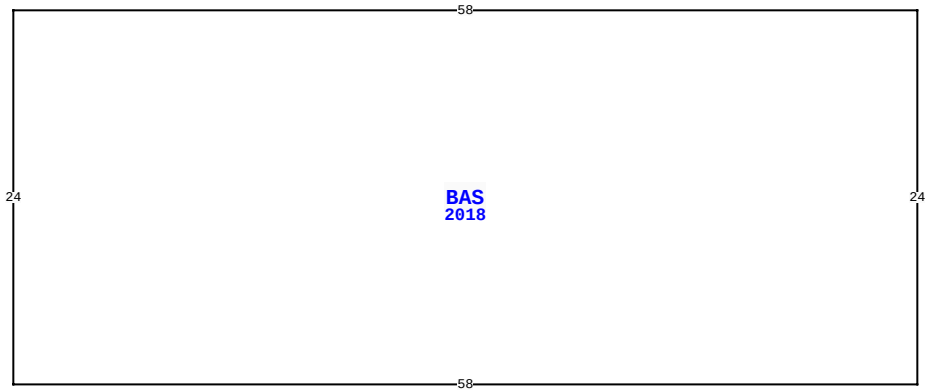
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	112,627
TOTALS	1,392		1,392	112,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,392	116.0000	87.00	121,104	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2000 Heated Area: 1392 HX Base Yr 2000



55054 LARGO LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		112,627
TOTAL MARKET OB/XF VALUE		1,164
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		148,791
SOH/AGL Deduction		96,076
ASSESSED VALUE		52,715
TOTAL EXEMPTION VALUE	HX HB	27,715
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005312	CO ISSUED	0	02/14/2018
17005312	MH MOVE-ON	0	10/01/2017
MH00	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/1850	2/22/2001	WD	U	I	10	10,800
GRANTOR: JONES JOSEPH D						
GRANTEE: WOFFORD SHANNA JORD						
0914/0400	1/05/2000	AD	U	I	21	42,200
GRANTOR: JONES JOSEPH D						
GRANTEE: JORDAN SHANNA & GAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W58 S24 E58 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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
2	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00	100	1997	1997	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 1,164

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 04/03/2024 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS