PT OF GOVT LOT 4
IN OR 478 PG 294

REED ERNEST T JR/REED ERNEST T
6227 DUNN AVE
JACKSONVILLE, FL 32218

2024

27-2N-25-0000-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

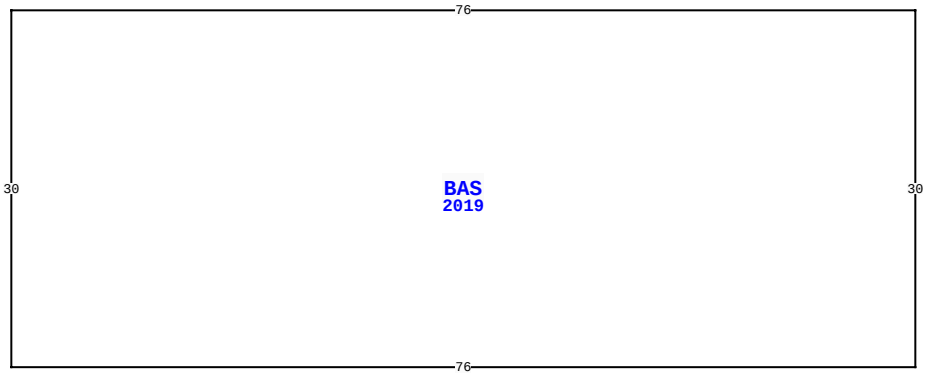
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	96,123
TOTALS	2,280		2,280	96,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	122.2000	91.65	208,962	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



54363 MARSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	96,123
TOTAL MARKET OB/XF VALUE	24,211
TOTAL LAND VALUE - MARKET	112,000
TOTAL MARKET VALUE	232,334
SOH/AGL Deduction	41,430
ASSESSED VALUE	190,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,904
TOTAL JUST VALUE	232,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003194	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0478/0294	1/01/1986	WD	U	V		32,000
GRANTOR:						
GRANTEE:						
0378/0273	1/01/1983	WD	Q	V		28,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 N30$.

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	0810	CONCRETE A	0	0	50	8	400.00	SF	6.50	6.50	100	2004	2004	3	84	2,184	
2	0811	CONCRETE B	0	0	76	8	608.00	SF	5.20	5.20	100	2004	2004	3	84	2,656	
3	0752	USP	0	0	76	8	608.00	SF	22.50	22.50	100	2004	2004	3	36	4,925	
4	0753	UEP	0	0	0	0	912.00	SF	44.00	44.00	100	2004	2004	3	36	14,446	

LAND DESCRIPTION

TOTAL OB/XF 24,211

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	0.00	0.00	7.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	112,000							

REVIEW DATE 10/07/2019 BY KBA Total Acres: 7.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/06/2024 BY SYS