PT OF LOT 5 & PT OF LOT 58
EAST CALLAHAN
IN OR 1648/1362

MILLINGTON CARL EUGENE SR & EMILY C B
54312 DORNBUSH RD
CALLAHAN, FL 32011-0243

2024

28-2N-25-3080-0005-0040

NASSAU COUNTY PROPERTY

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		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

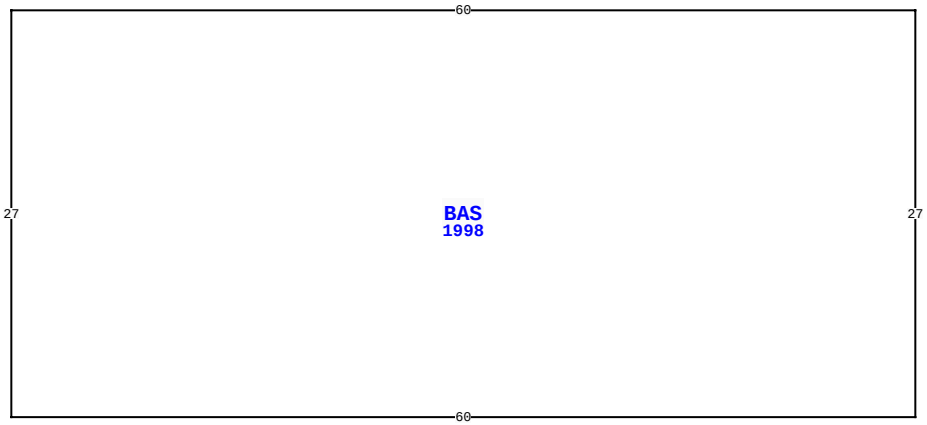
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	66,012
TOTALS	1,620		1,620	66,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	129.3600	97.02	157,172	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



542107 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	66,012
TOTAL MARKET OB/XF VALUE	240
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	83,752
SOH/AGL Deduction	9,268
ASSESSED VALUE	74,484
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,484
TOTAL JUST VALUE	83,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,418

98 FLEE R673293 & R673294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982175	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1648/1362	9/03/2009	WD	U	I	11	100
GRANTOR: NIGHTINGALE KENNETH W						
GRANTEE: MILLINGTON CARL EUG						
1638/0970	9/03/2009	WD	U	I	19	25,000
GRANTOR: NIGHTINGALE KENNETH W						
GRANTEE: MILLINGTON CARL EUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 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	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	0004	OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.50 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 08/06/2024 BY SYS