IN OR 1354/1965
1998 REDMAN DW/MH

POTZER CHRISTY LEE WHITLEY
54482 WILBUR JONES ROAD
CALLAHAN, FL 32011

2024

34-2N-25-0000-0008-0030

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 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

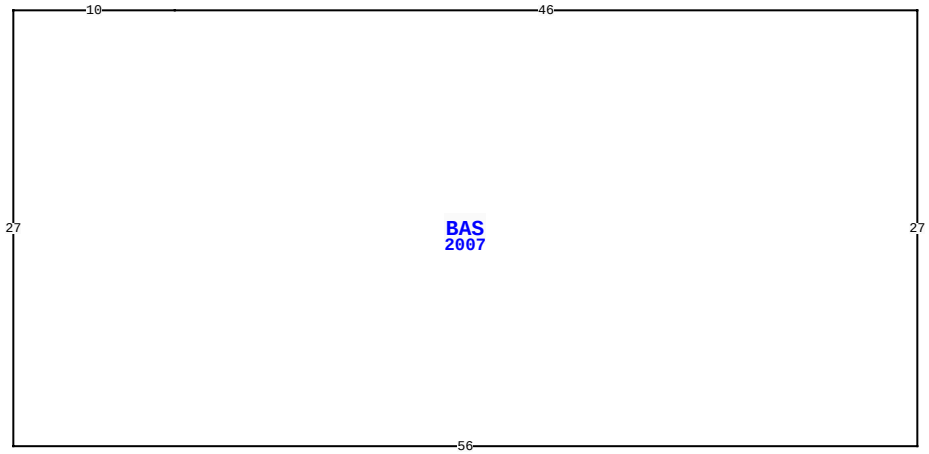
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	76,021
TOTALS	1,512		1,512	76,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.9200	96.69	146,195	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2008 Heated Area: 1512 HX Base Yr 2008



54482 WILBUR JONES 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		76,021
TOTAL MARKET OB/XF VALUE		504
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		111,525
SOH/AGL Deduction		58,390
ASSESSED VALUE		53,135
TOTAL EXEMPTION VALUE	HX HB	28,135
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,179

MISC STRG = NV: 10/23KW
BLDG:1:5: KB 4/30/20 ADJ EYB DUE TO NEW ROOF
BLDG:1:2: RP: 12428950 & 12428951
BLDG:1:1: DW/MH/ID: FLA14613592(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/1965	10/03/2005	QC	U	I	01	100
GRANTOR: WHITLEY JEREMIAH MICH						
GRANTEE: WHITLEY CHRISTY LEE						
0820/1901	1/29/1998	WD	U	V	01	100
GRANTOR: STEVENS BETTY & FREDE						
GRANTEE: WHITLEY CHRISTY & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=-46,14] W10 S27 E56 N27 W46 $
.

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	12	12	144.00	SF	10.00	10.00	100	2008	2008	3	35	504	

LAND DESCRIPTION

TOTAL OB/XF 504

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	000115	C	SFR ACRES	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 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS