CASE #11-CP-158 OR 1754/1220
FLHMLCB135923325A &
FLHMLCB135923325B

PURVIS SUSAN F BROWN
54426 WILBUR JONES ROAD
CALLAHAN, FL 32011

2024

34-2N-25-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

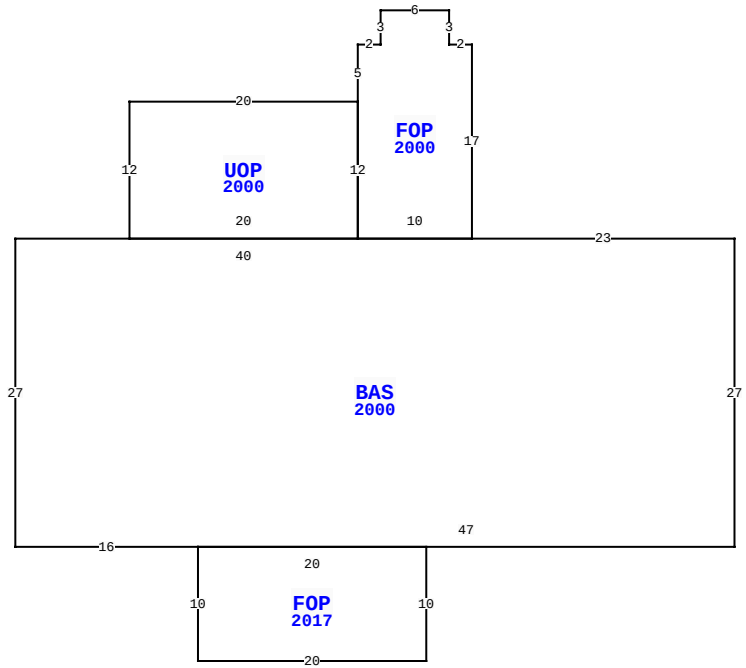
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,701	100	1,701	83,730
FOP	188	30	56	2,756
FOP	200	30	60	2,953
UOP	240	25	60	2,953
TOTALS	2,329		1,877	92,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,877	117.2000	87.90	164,988	2000	2005	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1701 HX Base Yr



54400 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	92,393
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	130,333
SOH/AGL Deduction	26,558
ASSESSED VALUE	103,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,775
TOTAL JUST VALUE	130,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,890

OWNER ALSO OWNS ADJCNT PRCL: 0009-0010 + 0009-0040

MISC ALUMN CRPT = NV

2000 MERIT

DW/MH ID: FLHMLCB135923325(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH0030	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1754/1426	8/31/2011	QC	U	I	11	100
GRANTOR: HEDRICK BRUCE WAYNE						
GRANTEE: BROWN WALTER L & SU						
0917/1235	2/01/2000	WD	U	I	13	20,000
GRANTOR: JONES MELVIN CECIL						
GRANTEE: HEDRICK HAZEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 FOP=[YR=2000] N17 W2 N3 W6 S3 W2 S5
UOP=[YR=2000] W20 S12 E20 N12 $ S12 E10 $ W40 S27 E16
FOP=[YR=2017] S10 E20 N10 W20$ E47 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	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