

IN OR 1754/1997
PARCELS 20-3 & 20-6
2009 DEST DW/MH

TILTON KENNETH R
54223 HUNTER RD
CALLAHAN, FL 32011

2024

37-1N-25-0000-0020-0030



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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,800	100	1,800	110,627
DCK	144	15	22	1,352
DCK	180	15	27	1,660
FOP	144	30	43	2,643
TOTALS	2,268		1,892	116,281

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0510	GARAGE WD-	0 100	24	18	432.00	SF	17.50	17.50	100	1991	1991	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0007	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	1,892	128.0400	96.03	181,689	2009	2009	0	0	0	36.00	64.00		
2 M/H 94+ - 100% - 2012														
Heated Area: 1800														
HX Base Yr 2012														
FOP 2022 DCK 2022 BAS 2011 DCK 2022														

54223 HUNTER RD, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY										PAGE 1 of 1				
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										116,281				
TOTAL MARKET OB/XF VALUE										1,512				
TOTAL LAND VALUE - MARKET										87,500				
TOTAL MARKET VALUE										205,293				
SOH/AGL Deduction										111,892				
ASSESSED VALUE										93,401				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										43,401				
TOTAL JUST VALUE										205,293				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										200,935				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5373	CO ISSUED	0	10/17/2011
P14995	NEW CONSTR	0	09/01/2011
B24357	DEMOLITION	2,400	02/01/2011
7631	XFOB	7,344	10/22/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1754/1997	9/07/2011	WD	U	I	11	24,900	
GRANTOR: LENDMARK FINANCIAL SE							
GRANTEE: TILTON KENNETH R							
1730/0792	2/21/2011	WD	U	I	12	64,800	
GRANTOR: ROBERTS LLOYD & LINDA							
GRANTEE: LENDMARK FINANCIAL							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2011] W16 DCK=[YR=2022] N8 W18 S8 E18\$ W26 FOP=[YR=2022] N8 W18 S8 E18\$ W18 S30 E15 DCK=[YR=2022] S6 E30 N6 W30\$ E45 N30\$.														