

EDENFIELD JOSEPH T & HOLLY C
54131 HERON RD
CALLAHAN, FL 32011

37-1N-25-296A-0009-0000

BUILDING CHARACTERISTICS												MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6					
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY																				
DOR CODE		0001		VAC		W/XFOB																VALUATION BY										STANDARD									
MAP NUM				MKT AREA		08																Tax Group: 6										Tax Dist:									
NEIGHBORHOOD/LOC		8026.00																BUILDING MARKET VALUE										0													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															TOTAL MARKET OB/XF VALUE										12,261												
																			TOTAL LAND VALUE - MARKET										45,000												
																			TOTAL MARKET VALUE										57,261												
																			SOH/AGL Deduction										15,787												
																			ASSESSED VALUE										41,474												
																			TOTAL EXEMPTION VALUE										0												
																			BASE TAXABLE VALUE										41,474												
																			TOTAL JUST VALUE										57,261												
																			NCON VALUE										0												
																			INCOME VALUE																						
																			PREVIOUS YEAR MKT VALUE										57,261												
2023 _STATE DECAL: 0348344																																									
SW/MH (14X56) ID: VIN 10L12844																																									
PERMIT NUM		DESCRIPTION										AMT					ISSUED																								
8371		MH MOVE-ON										2,000					11/14/1990																								
7947		MH MOVE-ON										200					10/10/1989																								
SALES DATA																																									
OFF RECORD Number					DATE					TYPE INST		Q / U		V / I		RSN CD		SALE PRICE																							
2281/0249					5/29/2019					WD		Q		I		01		19,000																							
GRANTOR: CONNER DOROTHY I REVO																																									
GRANTEE: EDENFIELD JOSEPH T																																									
0769/0156					8/22/1996					WD		U		I		01		100																							
GRANTOR: CONNER ROBERT																																									
GRANTEE: CONNER DOROTHY & RO																																									
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									