TRACT 53 IN OR 2080/1325
2007 CLAS DW/MH
LEE STONER SHORES 1 UNR

BERNARD ROBERT E & PENNY A
54016 HAMLET LN
CALLAHAN, FL 32011

2024

37-1N-25-296A-0053-0000

BUILDING CHARACTERISTICS

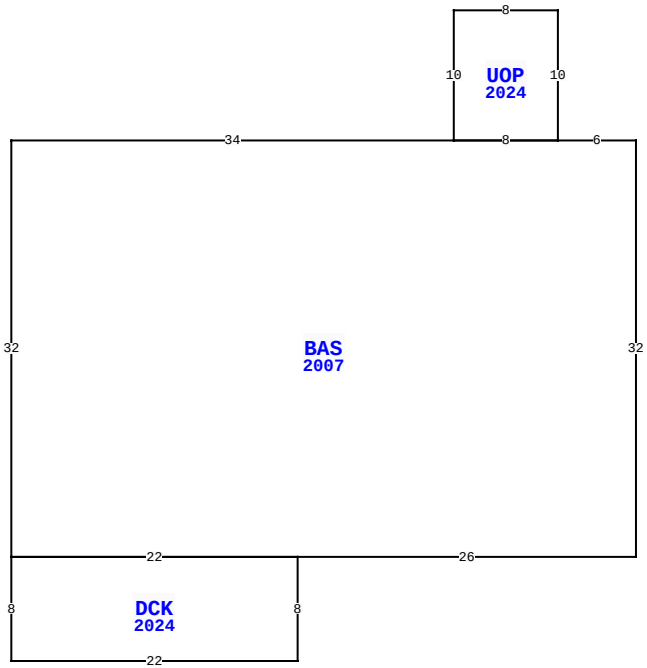
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,536	100	1,536	111,283
DCK	176	15	26	1,884
UOP	80	25	20	1,449
TOTALS	1,792		1,582	114,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,582	138.0000	103.50	163,737	2007	2012	0	0	0	30.00	70.00

2 M/H 94+ – 100% - 2017 Heated Area: 1536 HX Base Yr 2017



54016 HAMLET LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		114,616
TOTAL MARKET OB/XF VALUE		749
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		146,865
SOH/AGL Deduction		31,831
ASSESSED VALUE		115,034
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,034
TOTAL JUST VALUE		146,865
NCON VALUE		39,276
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,004

EYBA DJSTD FOR NEWER METAL ROOF: 10/23KW
BLDG:2:4: 2007 JACOBSEN / ASSESSED 2008
BLDG:2:2: RP# 12446404 & 12446388
BLDG:2:1: DW/MH/ID: JACFL28278(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4941	CO ISSUED	0	05/01/2007
MH4941	MH MOVE-ON	0	05/01/2007
M12965	MECH OTHER	0	05/01/2007
P12416	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/1325	10/18/2016	SW	U	I	12	44,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: BERNARD ROBERT E &						
2042/1190	4/28/2016	CT	U	I	18	29,100
GRANTOR: CLERK OF COURT						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W6 W8 W34 S32 E22 E26 N32 $
DCK=[YR=2024;ORIG=-48,32] E22 S8 W22 N8 $
UOP=[YR=2024;ORIG=-14,0] E8 N10 W8 S10 $
.

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	2005	2005	3	24	749	

LAND DESCRIPTION

TOTAL OB/XF 749

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	000230	C	MH-SFR LOT	100		RM	111.00	440.00	1.00	LT		1.00	1.00	0.70	45,000.00	31,500.00	31,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/06/2024 BY SYS