TRACT 41
IN OR 2155/1308
EX OR 248 PG 4

CROFTON KELLI R
54261 JANICE DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-296C-0041-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

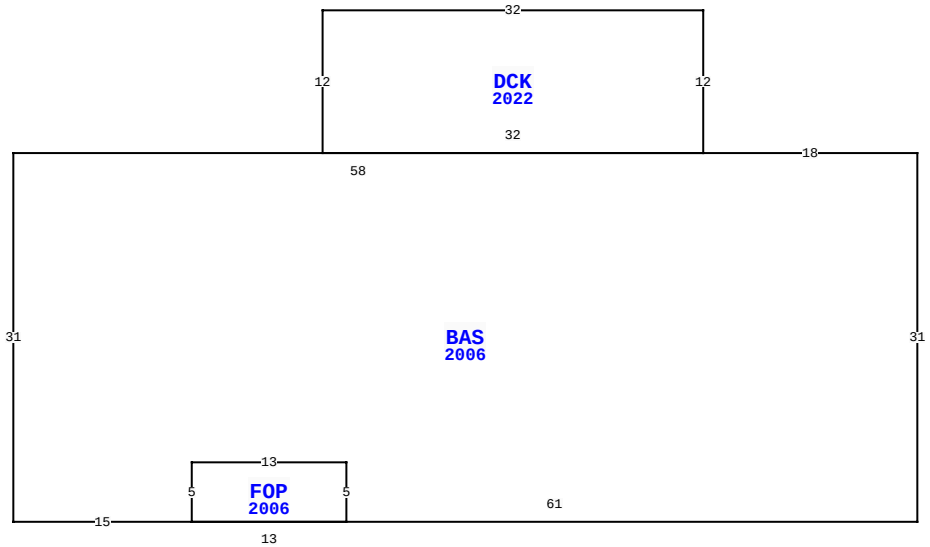
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	119,704
DCK	384	15	58	2,947
FOP	65	30	20	1,016
TOTALS	2,805		2,434	123,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,434	116.8000	87.60	213,218	2006	2006	0	0	0	42.00	58.00

2 M/H 94+ – 100% - 2019 Heated Area: 2356 HX Base Yr 2019



54261 JANICE DR, 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		123,666
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		171,816
SOH/AGL Deduction		66,190
ASSESSED VALUE		105,626
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,626
TOTAL JUST VALUE		171,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17037	ELEC OTHER	0	03/01/2006
M11306	MECH OTHER	1,000	03/01/2006
P10918	OTHER	0	03/01/2006
MH4748	MH MOVE-ON	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/0947	3/26/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CROFTON KELLI R						
2155/1307	11/01/2017	SW	U	I	12	100
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 DCK=[YR=2022] N12 W32 S12 E32$ W58 S31 E15
FOP=[YR=2006] N5E13 S5 W13$ E61 N31$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	100	0006	RM	150.00	270.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS