TRACT 68
IN OR 832 PG 1727
R673357 & R673358

FREEMAN JOHNNY & VIRGINIA M
54115 CATHERINE AVE
CALLAHAN, FL 32011

2024

37-1N-25-296C-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

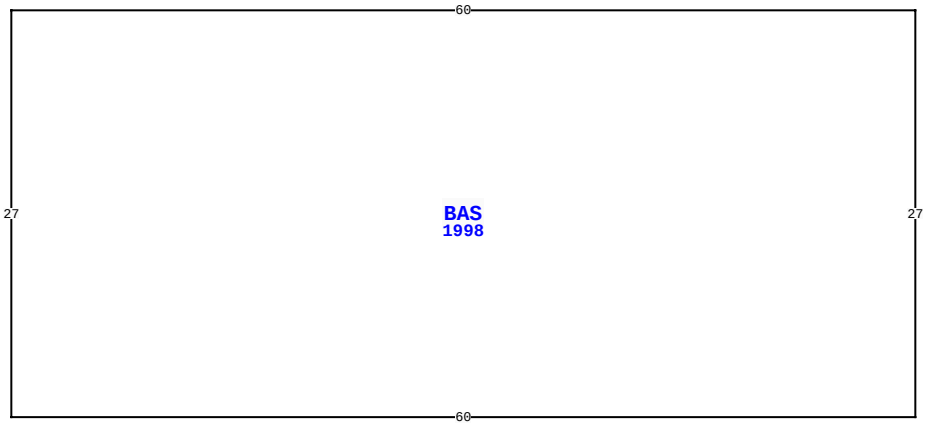
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	63,073
TOTALS	1,620		1,620	63,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.6000	92.70	150,174	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1999 Heated Area: 1620 HX Base Yr 1999



54115 CATHERINE AVE, 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		63,073
TOTAL MARKET OB/XF VALUE		4,216
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		112,289
SOH/AGL Deduction		46,229
ASSESSED VALUE		66,060
TOTAL EXEMPTION VALUE	HX HB	41,060
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982270	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0832/1727	5/06/1998	WD	Q	V		10,000
GRANTOR: ROBERTS SHERRELL D &						
GRANTEE: FREEMAN JOHNNY & VI						
0295/0671	12/01/1978	WD	U	V		1,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 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	1242	WD DECK A	0	100	26	8	208.00	SF	10.00	10.00	100	1998	1998	3	20	416	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1990	1990	3	20	780	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
4	0940	SHEDS/PORT	0	100	7	10	70.00	SF	13.20	13.20	100	1985	1985	3	20	185	

LAND DESCRIPTION

TOTAL OB/XF 4,216

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	0005	RM	150.00	362.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS