TRACT 79
IN OR 2058/50
2005 FLEE DW/MH

MILTON MARIA
54337 SEAGULL DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-296C-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

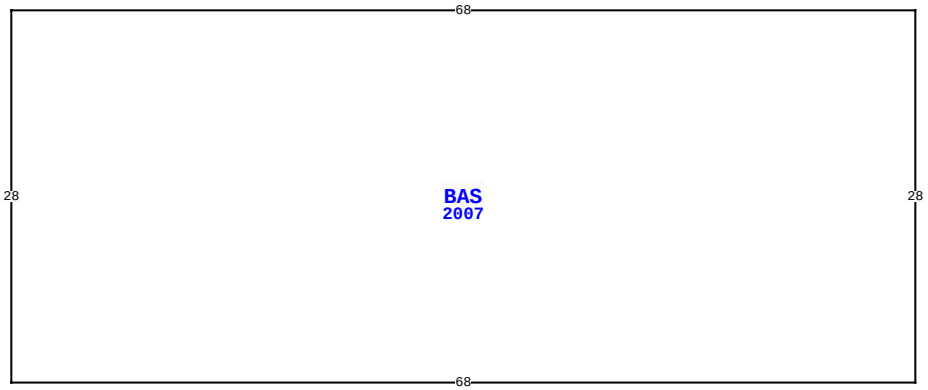
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	98,841
TOTALS	1,904		1,904	98,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,904	123.6000	92.70	176,501	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1904 HX Base Yr



54145 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	98,841
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	143,841
SOH/AGL Deduction	17,383
ASSESSED VALUE	126,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,458
TOTAL JUST VALUE	143,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18018	ELEC OTHER	0	09/01/2006
M12033	MECH OTHER	0	09/01/2006
P11526	OTHER	0	09/01/2006
MH4836	MH MOVE-ON	0	01/01/2006
B007024	REPAIR/RRF	5,000	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2058/0050	7/11/2016	SW	U	I	12	60,000
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: MILTON MARIA						
2033/1351	3/14/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S28 E68 N28 $.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0005	RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS