TRACT 28
IN OR 1540/1897
2014 TOHO DW/MH

PAGE MICHAEL SHANE
54064 HOWARD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0028-0000

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	13	LVT/LAMNT 30
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

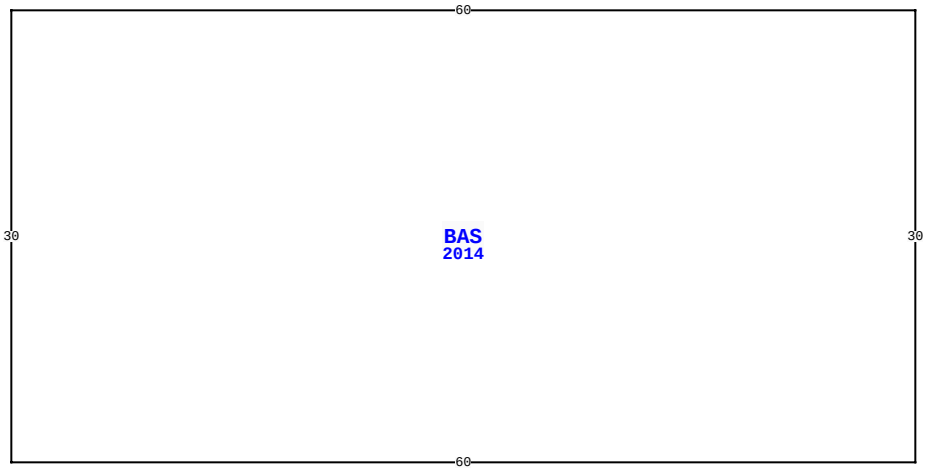
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	118,868
TOTALS	1,800		1,800	118,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.4000	88.05	158,490	2014	2014	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2008 Heated Area: 1800 HX Base Yr 2008



54064 HOWARD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		118,868
TOTAL MARKET OB/XF VALUE		4,060
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		167,928
SOH/AGL Deduction		52,545
ASSESSED VALUE		115,383
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,383
TOTAL JUST VALUE		167,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145546	CO ISSUED	0	05/14/2014
MH145548	MH MOVE-ON	0	03/01/2014
R95383	REPAIR/RRF	1,600	09/01/1995
7813	GARAGE	14,280	02/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1897	12/13/2007	WD	U	I	01	100
GRANTOR: PAGE KEVIN J & DEBRA						
GRANTEE: PAGE MICHAEL SHANE						
1236/1630	6/10/2004	WD	U	I	01	36,000
GRANTOR: PAGE MICHAEL SHANE						
GRANTEE: PAGE KEVIN J & DEBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W60 S30 E60 N30$.

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	0810	CONCRETE A	0	100	6	18	108.00	SF	6.50	6.50	100	2005	2005	3	86	604	
2	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	24	864	
3	0940	SHEDS/PORT	0	100	18	20	360.00	SF	30.00	30.00	100	2005	2005	3	24	2,592	

LAND DESCRIPTION

TOTAL OB/XF 4,060

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	175.00	261.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS