TRACT 29
IN OR 1381/1194
1994 MAYF TW/MH

REYNOLDS CHARLES A & MARISA
54103 DEBBIE COURT
CALLAHAN, FL 32011-8649

2024

37-1N-25-299F-0029-0000

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	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
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

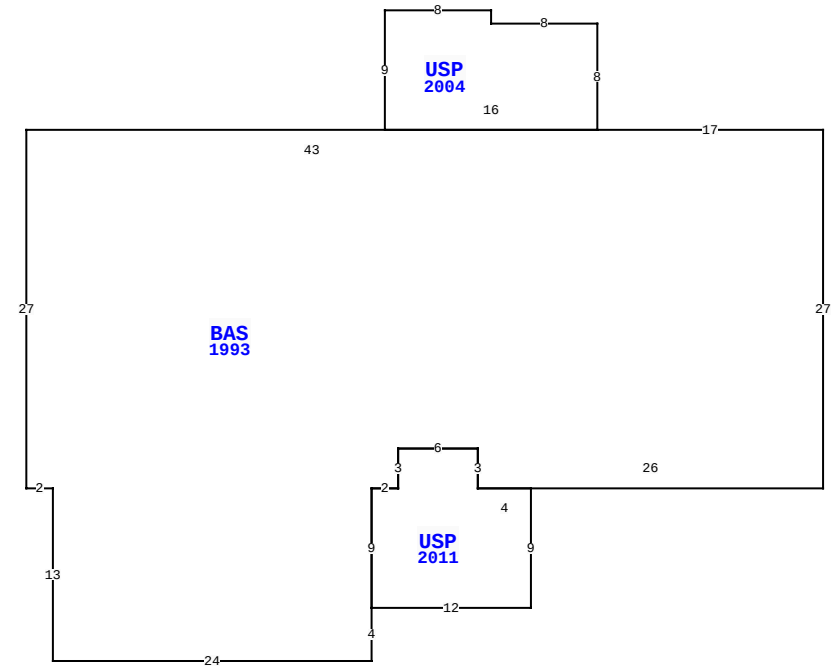
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1,914	49,611
USP	136	50	68	1,763
USP	126	50	63	1,633
TOTALS	2,176		2,045	53,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,045	115.2000	86.40	176,688	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2008 Heated Area: 1914 HX Base Yr 2008



54103 DEBBIE CT, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,102
TOTAL MARKET OB/XF VALUE		10,294
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		125,396
SOH/AGL Deduction		51,251
ASSESSED VALUE		74,145
TOTAL EXEMPTION VALUE	HX HB	49,145
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,396
NCON VALUE		17,096
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,401

(26X24) LIVING SPACE ADDTN_ 1BD/1BTH
BLDG:1:4: 1994 MAYF (1994)
BLDG:1:3: RP: 12271555 12271554 12271553
BLDG:1:1: DW/MH/ID 5F630166G(A/B/C)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016512	(26X24) LIVING SP	106,588	12/29/2023
23003850	GARAGE	47,865	03/22/2023
93101	NEW CONSTR	47,081	11/11/1993
8812	MH MOVE-ON	4,000	02/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1381/1194	1/13/2006	WD	U	I	05	93,000
GRANTOR: WACHOVIA BANK						
GRANTEE: REYNOLDS CHARLES A						
1357/0228	10/07/2005	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: WACHOVIA BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 USP=[YR=2004] N8 W8 N1 W8 S9 E16$ W43 S27 E2 S13 E24 N4 USP=[YR=2011] E12 N9 W4 N3 W6 S3 W2 S9$ N9 E2 N3 E6 S3 E26 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	0351	CARPORT MT	0	100	30	50	1,500.00	SF	10.00	10.00	100	1971	1971	3	20	3,000	
2	0803	ASPHALT C	0	100	18	67	1,206.00	SF	2.00	2.00	100	1971	1971	3	50	1,206	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	5,180	
4	1242	WD DECK A	0	100	16	5	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	
5	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
6	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2003	2003	3	21	420	
7	1242	WD DECK A	0	100	8	8	64.00	SF	12.50	12.50	100	2003	2003	3	21	168	

LAND DESCRIPTION

TOTAL OB/XF 10,294

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	309.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/18/2024 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

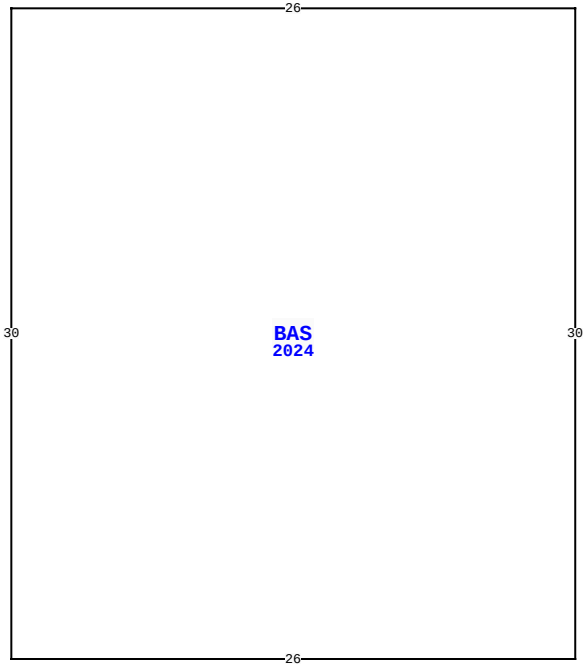
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	780	100	780	17,096
TOTALS	780		780	17,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	63.2500	22.14	17,269	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 780 HX Base Yr 2008



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GRANTOR: CLERK OF COURT						
GRANTEE: WACHOVIA BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S30 W26 N30 $
.

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

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