

TRACT 44
IN OR 777 PG 555
NASSAU VILLAGE WEST PB 5/23

KITCHKA CHRISTINA M
54865 CHURCH RD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floop	08	SHT VINYL 100
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
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	672	100	672	14,535
TOTALS	672		672	14,535

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0510	GARAGE WD -	0	0	20	26			
2	0681	POLE SHED	0	0	10	26			
3	0812	CONCRETE C	0	0	0	0			
4	0812	CONCRETE C	0	0	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	0	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	672	103.0000	72.10	48,451	1979	1979	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 2023 Heated Area: 672 HX Base Yr													
12 56 56 12 BAS 2020													
54161 SHEFFIELD RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		14,535	
TOTAL MARKET OB/XF VALUE		11,934	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		71,469	
SOH/AGL Deduction		0	
ASSESSED VALUE		71,469	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		71,469	
TOTAL JUST VALUE		71,469	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001623	CO ISSUED	0	03/19/2020
20001623	MH MOVE-ON	0	02/21/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0777/0555	11/19/1996	WD	U	I	07	100	
GRANTOR: HERRON JAMES & MARISA							
GRANTEE: KITCHKA CHRISTINA M							
0763/0247	6/17/1996	WD	Q	I		43,000	
GRANTOR: HERRON JAMES E & MARI							
GRANTEE: KITCHKA CHRISTINA M							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2020] W56 S12 E56 N12\$.													