TRACT 84
NASSAU VILLAGE WEST PB 5/23

GRIFFITH GLEN DALE
54068 CORNELIA CT
CALLAHAN, FL 32011

2024

37-1N-25-299F-0084-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

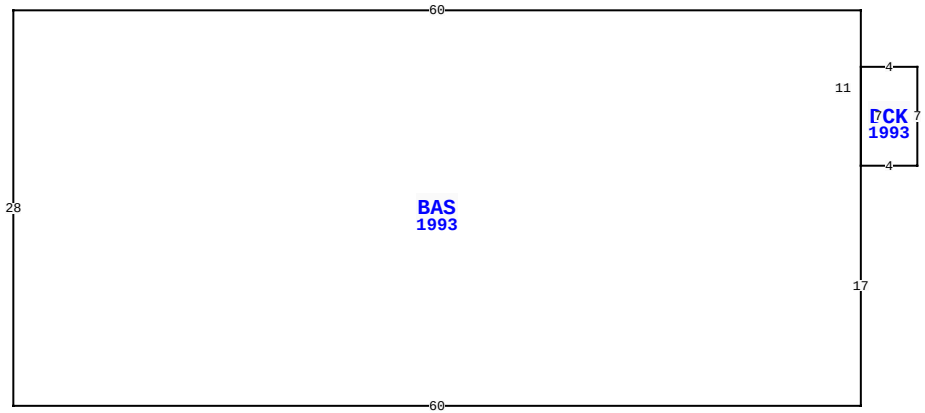
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	95,619
DCK	28	15	4	227
TOTALS	1,708		1,684	95,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,684	135.5200	94.86	159,744	1987	2007	0	0	0	40.00	60.00

1 M/H 93- – 100% - 2020 Heated Area: 1680 HX Base Yr 2020



54068 CORNELIA CT, 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		106,115
TOTAL MARKET OB/XF VALUE		2,972
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		154,087
SOH/AGL Deduction		47,196
ASSESSED VALUE		106,891
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,891
TOTAL JUST VALUE		154,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/1735	9/17/2019	WD	Q	I	02	110,000
GRANTOR: TURNER GEORGE & DEBRA						
GRANTEE: GRIFFITH GLEN DALE						
1951/0565	12/05/2014	WD	U	I	12	51,800
GRANTOR: NAZWORTH THOMAS & SUS						
GRANTEE: TURNER GEORGE & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N17 DCK=[YR=1993] E4 N7 W4 S7$ N11$
.

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	20	16	320.00	SF	6.00	6.00	100	1992	1992	3	20	384	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
3	0940	SHEDS/PORT	0	100	13	8	104.00	SF	20.10	20.10	100	1998	1998	3	20	418	

LAND DESCRIPTION

TOTAL OB/XF 2,972

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		RM	173.00	256.00	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

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

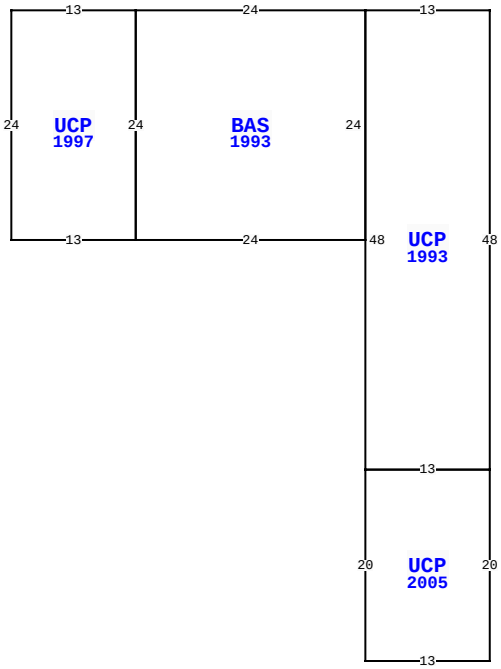
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	7,258
UCP	624	20	125	1,575
UCP	312	20	62	781
UCP	260	20	52	655
TOTALS	1,772		815	10,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	815	72.0000	25.20	20,538	1977	1977	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2020 Heated Area: 576 HX Base Yr 2020



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GRANTOR: NAZWORTH THOMAS & SUS						
GRANTEE: TURNER GEORGE & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W13 BAS=[YR=1993] W24 UCP=[YR=1997] W13 S24 E13 N24$ S24 E24 N24$ S48 UCP=[YR=2005] S20 E13 N20 W13$ E13 N48$
.

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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