TRACT 122
IN OR 659 PG 146
1998/CHAD/DW/MH

JAMES GEORGE W
54870 CHURCH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

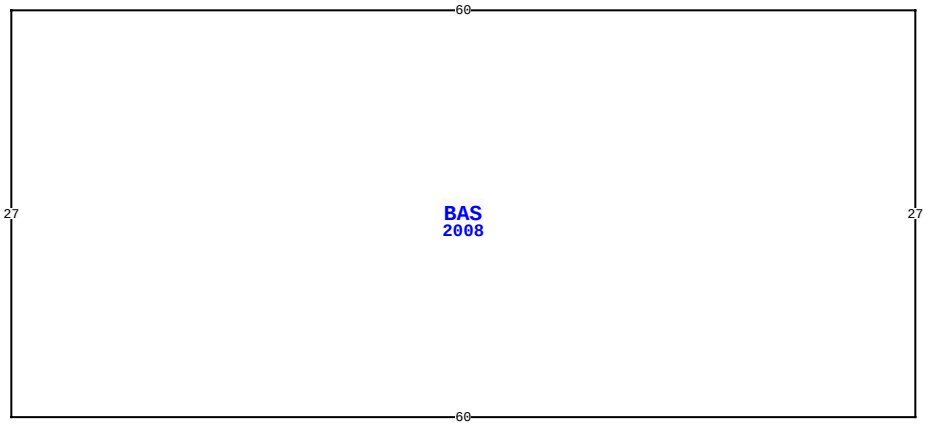
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,620	100	1,620	62,869
TOTALS	1,620		1,620	62,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.2000	92.40	149,688	1998	1998	0	0	0	58.00	42.00

2 M/H 94+ – 100% - 2010 Heated Area: 1620 HX Base Yr 2010



54870 CHURCH RD, 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		62,869
TOTAL MARKET OB/XF VALUE		9,619
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		117,488
SOH/AGL Deduction		51,707
ASSESSED VALUE		65,781
TOTAL EXEMPTION VALUE	HX HB	40,781
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003810	GARAGE	11,726	07/01/2017
B24934	ADDITION	11,249	07/01/2011
MH972012	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0659/0146	5/20/1992	WD	Q	I		27,400
GRANTOR: SITLER RICHARD & B H						
GRANTEE: JAMES GEORGE W						
0448/0565	3/01/1985	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	1990	1990	3	20	374	
2	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1998	1998	3	20	96	
3	1242	WD DECK A	0	100	0	0	224.00	SF	10.00	10.00	100	1998	1998	3	20	448	
4	1242	WD DECK A	0	100	0	0	408.00	SF	10.00	10.00	100	2001	2001	3	20	816	
5	0812	CONCRETE C	0	100	0	0	1,824.00	SF	4.00	4.00	100	2002	2002	3	82	5,983	
6	0751	UOP	0	100	8	8	64.00	SF	10.00	10.00	100	2006	2006	3	44	282	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	1998		81	1,620	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,619

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	0006	RM	95.00	300.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS