TRACT 127
IN OR 2516/426
R378208 & R378209 OR 1678/845

VILLANUEVA MARIO ARTURO/GARCIA REYNA GARCIA
54891 CHURCH RD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0127-0000

BUILDING CHARACTERISTICS

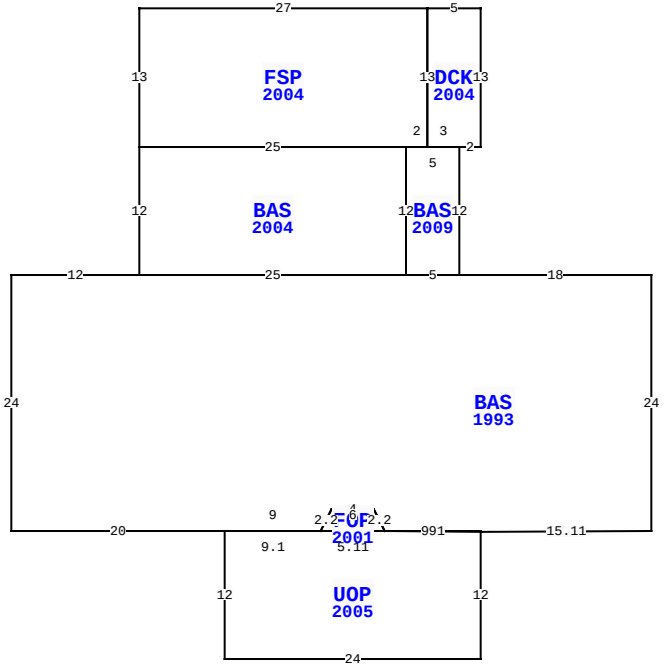
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	06	DIST 1D 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	1,431	100	1,431	85,690
BAS	300	100	300	17,964
BAS	60	100	60	3,593
DCK	65	10	6	359
FOP	10	30	3	180
FSP	351	40	140	8,383
UOP	288	20	58	3,473
TOTALS	2,505		1,998	119,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	1,998	112.8960	79.03	157,902	1974	1974	0	0	0	24.23	75.77

1 MH/SFR – 0% - 0 Heated Area: 1791 HX Base Yr



54891 CHURCH 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	119,642
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,722
TOTAL MARKET VALUE	188,364
SOH/AGL Deduction	13,121
ASSESSED VALUE	175,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,243
TOTAL JUST VALUE	188,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12028	ADDITION	10,000	12/01/2003
B11994	CARPORT	6,000	11/01/2003
M7543	H/AC	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0426	11/10/2021	WD	Q	I	01	163,000
GRANTOR: BUEHRER LUCAS						
GRANTEE: VILLANUEVA MARIO AR						
1663/0061	2/11/2009	WD	Q	I	01	135,000
GRANTOR: ROBERTSON HAROLD E &						
GRANTEE: BUEHRER LUCAS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 W5 W25 W12 S24 E20 E9 U2R1 E4 D2R1 D0.1R9.1 U0.1R15.11 N24 $
FSP=[YR=2004;ORIG=-21,-25] W27 S13 E25 E2 N13 $
BAS=[YR=2004;ORIG=-48,-12] S12 E25 N12 W25 $
UOP=[YR=2005;ORIG=-40,24] S12 E24 N12 W9 W5.11 W9.1 $
DCK=[YR=2004;ORIG=-18,-12] E2 N13 W5 S13 E3 $
BAS=[YR=2009;ORIG=-18,0] N12 W5 S12 E5 $
FOP=[YR=2001;ORIG=-25,24] U2L1 W4 D2L1 E6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RM	0.00	0.00	2.31	AC		1.00	1.00	0.85	35,000.00	29,750.00	68,722							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 2.31 Total Land Value: 68,722 Market: 0 Agricultural: 0 Common: 68,722 PRINTED 08/06/2024 BY SYS