TRACT 128
NASSAU VILLAGE WEST PB 5/23

GONZALEZ HUMBERTO E/LEON BELKIS M CARDOSO
54899 CHURCH RD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0128-0000

BUILDING CHARACTERISTICS

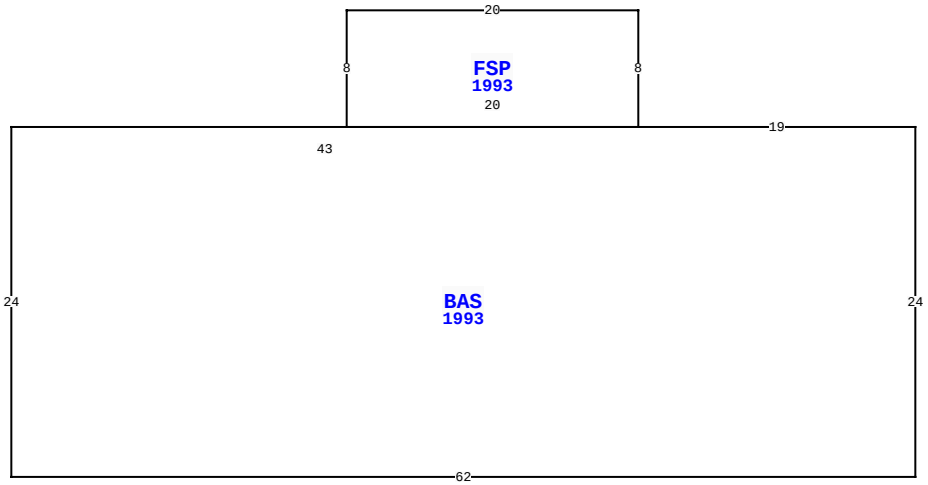
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	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	1,488	100	1,488	37,716
FSP	160	60	96	2,433
TOTALS	1,648		1,584	40,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,584	120.7000	84.49	133,832	1973	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1488 HX Base Yr



54899 CHURCH RD, 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	40,150
TOTAL MARKET OB/XF VALUE	17,782
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	102,932
SOH/AGL Deduction	9,088
ASSESSED VALUE	93,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,844
TOTAL JUST VALUE	102,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/1291	6/17/2020	WD	Q	I	05	100,000
GRANTOR: WYNN JOHN MARK						
GRANTEE: GONZALEZ HUMBERTO E						
2276/1376	5/20/2019	FJ	U	I	11	100
GRANTOR: WYNN G ANN EST						
GRANTEE: WYNN JOHN MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] N8 W20 S8 E20$ W43 S24 E62 N24$.

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	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00	35.00	100	1980	1980	3	20	6,720	
2	0350	CARPORT WD	0	0	12	20	240.00	SF	13.00	13.00	100	1986	1986	3	20	624	
3	0810	CONCRETE A	0	0	20	34	680.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,188	
4	0810	CONCRETE A	0	0	4	40	160.00	SF	6.50	6.50	100	1986	1986	3	49.5	515	
5	1243	WD DECK F	0	0	24	12	288.00	SF	8.00	8.00	100	1990	1990	3	20	461	
6	0812	CONCRETE C	0	0	300	8	2,400.00	SF	4.00	4.00	100	1990	1990	3	59.5	5,712	
7	0350	CARPORT WD	0	0	26	21	546.00	SF	13.00	13.00	100	2004	2004	3	22	1,562	

LAND DESCRIPTION

TOTAL OB/XF 17,782

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	147.00	315.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS