LOT 6
POINT SOUTH 2 PB 4/82 & 83

GRIFFIN LAURA AMANDA
54103 DEBRA LANE
CALLAHAN, FL 32011

2024

37-1N-25-299M-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

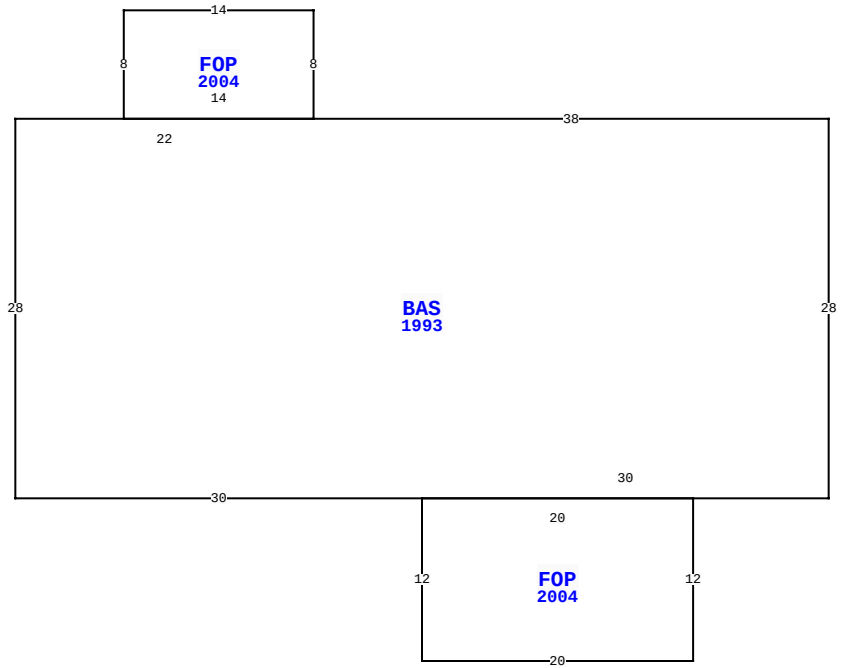
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	42,054
FOP	112	30	34	851
FOP	240	30	72	1,802
TOTALS	2,032		1,786	44,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,786	119.2000	83.44	149,024	1986	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1680 HX Base Yr 2007



54103 DEBRA LN, 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		44,707
TOTAL MARKET OB/XF VALUE		8,150
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		97,857
SOH/AGL Deduction		52,198
ASSESSED VALUE		45,659
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,659
TOTAL JUST VALUE		97,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941028	ADDITION	3,400	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2582/1137	7/26/2022	WD	U	I	11	100
GRANTOR: GRIFFIN LAURA AMANDA						
GRANTEE: GRIFFIN LAURA AMAND						
1456/0035	11/01/2006	WD	Q	I		110,000
GRANTOR: LINTZENICH SALLY M						
GRANTEE: GRIFFIN LAURA AMAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FOP=[YR=2004] N8 W14 S8 E14 $ W22 S28 E30
FOP=[YR=2004] S12 E20 N12 W20 $ E30 N28 $.

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	0812	CONCRETE C	0	100	0	0	2,580.00	SF	4.00	4.00	100	1994	1994	3	68	7,018	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1999	1999	3	20	800	
3	1242	WD DECK A	0	100	0	0	277.00	SF	6.00	6.00	100	1992	1992	3	20	332	

LAND DESCRIPTION

TOTAL OB/XF 8,150

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	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS