LOTS 7 & 8
IN OR 327/737
POINT SOUTH 2 PB 4/82 & 83

GILLIARD JESSE L
54055 DEBRA LANE
CALLAHAN, FL 32011

**2024**

**37-1N-25-299M-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

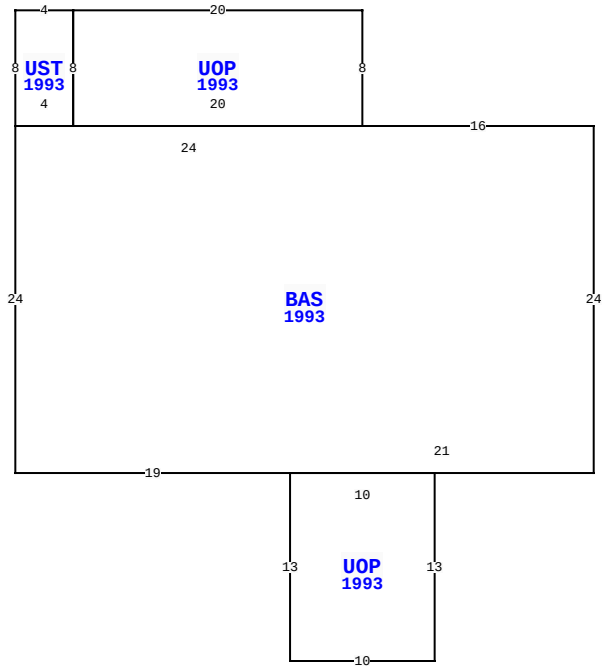
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| Quality | 02 | Quality Level 02 |
| 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 | 960 | 100 | 960 | 13,913 |
| UOP | 130 | 25 | 32 | 464 |
| UOP | 160 | 25 | 40 | 580 |
| UST | 32 | 55 | 18 | 261 |
| TOTALS | 1,282 | | 1,050 | 15,218 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,050 | 69.0200 | 48.31 | 50,726 | 1984 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2008 Heated Area: 960 HX Base Yr 2008




54055 DEBRA LN, 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 | | 15,218 |
| TOTAL MARKET OB/XF VALUE | | 9,790 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 70,008 |
| SOH/AGL Deduction | | 34,321 |
| ASSESSED VALUE | | 35,687 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 10,687 |
| TOTAL JUST VALUE | | 70,008 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 69,151 |

BLDG:1:4: 1984 OAKS (1994)
BLDG:1:3: RP: 583616 & 583617
BLDG:1:1: DW/MH/ID 32620362(A/B)T

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E11860 | NEW CONSTR | 625 | 10/01/2003 |
| B11567 | XFOB | 7,680 | 08/01/2003 |
| E11262 | CHNGE SRVC | 0 | 06/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0327/0737 | 12/01/1980 | MS | U | V | | 13,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N8 W20 UST=[YR=1993] W4 S8 E4 N8 $ S8 E20 $ W24 S24 E19 UOP=[YR=1993] S13 E10 N13 W10 $ E21 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 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 18.30 | 18.30 | 100 | 1985 | 1985 | 3 | 20 | 1,054 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 1,872.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 3,744 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 48 | 16 | 768.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 1,536 | |
| 4 | 0752 | USP | 0 | 100 | 48 | 16 | 768.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 30 | 3,456 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,790

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