

LOT 14
IN OR 2183/1884
R278385 & R278386

MERCER JESSICA SUMMERS
54040 CHARLOTTE DR
CALLAHAN, FL 32011

2024

37-1N-25-299M-0014-0000



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		2.5 100
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	1,650	100	1,650	42,689
BAS	459	100	459	11,875
DCK	52	15	8	207
UOP	253	25	63	1,630
USP	264	50	132	3,415
TOTALS	2,678		2,312	59,816

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986
2	1242	WD DECK A	0 100	0	0	189.00	SF	10.00	10.00	100	1992
3	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,312	123.2000	86.24	199,387	1986	1995	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2019 Heated Area: 2109 HX Base Yr 2019											

54040 CHARLOTTE DR, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100				
189.00	SF	10.00	10.00	100	1992	1992	3	20	378				
360.00	SF	10.00	10.00	100	2005	2005	3	24	864				

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		59,816	
TOTAL MARKET OB/XF VALUE		3,342	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		108,158	
SOH/AGL Deduction		62,118	
ASSESSED VALUE		46,040	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		21,040	
TOTAL JUST VALUE		108,158	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		113,321	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2183/1884	3/18/2018	QC	U	I	11	100	
GRANTOR: MERCER DEREK J							
GRANTEE: MERCER JESSICA SUMM							
2020/0890	12/23/2015	QC	U	I	11	100	
GRANTOR: JACOBSON ISOLDE INGEB							
GRANTEE: MERCER DEREK J							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W17 BAS=[YR=1993] W2 USP=[YR=1996] N11 W24 UOP=[YR=1996] W23 S11 E23 N11\$ S11 E24\$ W59 S17 W1 S7 E1 S3 E29 DCK=[YR=2011] S6 E8 N6 W1 N1 W4 S1 W3\$ E3 N1 E4 S1 E25 N27\$ S27 E17 N27\$.											