BLOCK 2 LOT 3
2014 TOHO DW/MH
IN OR 1054/1292

MANNING FRANCES
54096 EVA COURT
CALLAHAN, FL 32011

2024

37-1N-25-299N-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

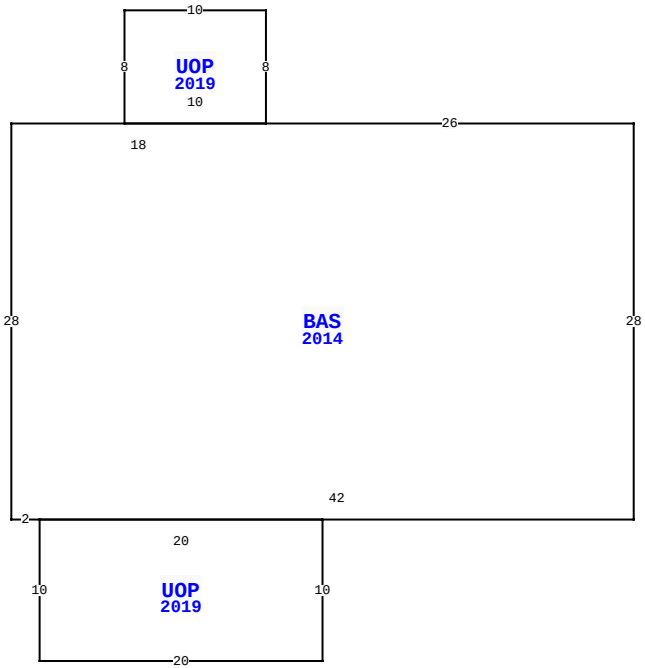
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	88,732
UOP	80	25	20	1,441
UOP	200	25	50	3,602
TOTALS	1,512		1,302	93,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,302	128.0400	96.03	125,031	2014	2014	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 0 Heated Area: 1232 HX Base Yr



54096 EVA CT, 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		93,773
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		139,349
SOH/AGL Deduction		57,480
ASSESSED VALUE		81,869
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,869
TOTAL JUST VALUE		139,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU14555	CO ISSUED	0	05/09/2014
MHU14555	MH MOVE-ON	0	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1054/1292	5/08/2002	QC	U	I	06	12,900
GRANTOR: NETTLES JAMES & MARJO						
GRANTEE: MANNING JOSEPH & FR						
0451/0181	4/01/1985	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W26 UOP=[YR=2019] N8 W10 S8 E10$ W18 S28 E2
UOP=[YR=2019] S10 E20 N10 W20$ E42 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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1989	1989	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS