

HAYES KENNETH & STEPHANIE
54125 EVA COURT
CALLAHAN, FL 32011

37-1N-25-299N-0002-0050

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10006DIST 1D 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8026.00AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,5681001,56838,592TOTALS1,5681,56838,592EXTRA FEATURES54125 EVA CT, CALLAHANL NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RAdj Unit PriceOrig CondYear OnYear ActualQ% CondObj/Xf Mkt ValueNotes10500FP-PRE FAB00001.00UT3,500.003,500.00100198519853582,030LAND DESCRIPTIONTOTAL OB/XF2,030LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNITYPDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH00006OR0.000.001.00LT1.001.001.0045,000.0045,000.0045,000REVIEW DATE05/12/2019BYKBA

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALS0820021,568117.200082.04128,639198519950070.0030.00Heated Area: 1568HX Base YrBAS1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE38,592TOTAL MARKET OB/XF VALUE2,030TOTAL LAND VALUE - MARKET45,000TOTAL MARKET VALUE85,622SOH/AGL Deduction19,142ASSESSED VALUE66,480TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE66,480TOTAL JUST VALUE85,622NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE88,908SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE2118/07355/05/2017WDQI0148,500GRANTOR: THORNTON DERRICKGRANTEE: HAYES KENNETH & STE1859/01811/14/2013TDUII1915,000GRANTOR: CREWS GREGORY K TRUSTGRANTEE: THORNTON DERRICKBUILDING NOTESTOTALS2,030BUILDING DIMENSIONSBAS=[YR=1993] W56 S28 E56 N28\$.PRINTED 08/06/2024 BY SYS