BLOCK 2 LOT 8
POINT SOUTH #3 PB 4/98 &99

EVERGREEN HOME BUYERS LLC
7563 PHILIPS HIGHWAY UNIT 601
JACKSONVILLE, FL 32256

2024

37-1N-25-299N-0002-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

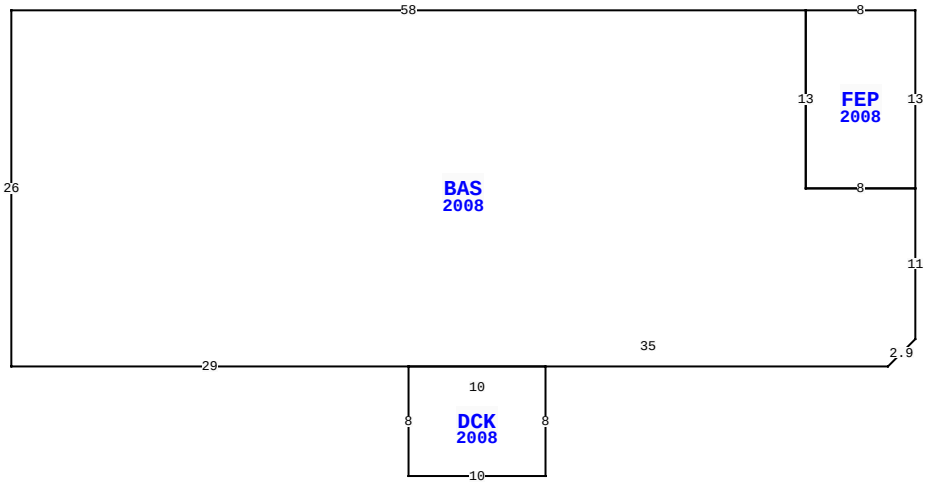
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100	1,610	53,860
DCK	80	15	12	402
FEP	104	85	88	2,944
TOTALS	1,794		1,710	57,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,710	106.2000	79.65	136,202	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1698 HX Base Yr



54055 EVA CT, 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	57,205
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	102,205
SOH/AGL Deduction	17,821
ASSESSED VALUE	84,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,384
TOTAL JUST VALUE	102,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003061	MH MOVE-ON	0	04/01/2000
MH971843	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/607	3/08/2024	WD	Q	I	01	130,000
GRANTOR: FORBES TROY A						
GRANTEE: LIMERICK HOLDINGS L						
2702/1516	3/07/2024	WD	Q	I	01	135,000
GRANTOR: LIMERICK HOLDINGS LLC						
GRANTEE: EVERGREEN HOME BUYE						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2008] W8 BAS=[YR=2008] W58 S26 E29 DCK=[YR=2008] S8 E10 N8 W10$ E35 U2 R2 N11 W8 N13$ S13 E8 N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS