



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																				
Exterior Wall	05	AVERAGE 100	0800	02	1,755	117.2000	87.90	154,264	1994	1994	0	0	70.00	30.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1999												Heated Area: 1755										HX Base Yr 1999									
Roof Cover	03	COMP SHNGL 100	27 65 27 65 BAS 1998												Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE										60,560									
Interior Floo	14	CARPET 80													TOTAL MARKET OB/XF VALUE										7,287									
Interior Floo	08	SHT VINYL 20													TOTAL LAND VALUE - MARKET										81,000									
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE										148,847									
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction										68,581									
Bedrooms		3 100													ASSESSED VALUE										80,266									
Bathrooms		2 100													TOTAL EXEMPTION VALUE										HX HB 44,855									
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE										35,411									
Stories	1.	1. 100													TOTAL JUST VALUE										148,847									
Units		0 100	NCON VALUE										0																					
Quality		03	Quality Level 03												INCOME VALUE																			
DOR CODE		0200	MOBILE HOME												PREVIOUS YEAR MKT VALUE																			
MAP NUM			MKT AREA		08																													
NEIGHBORHOOD/LOC		8026.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,755	100	1,755	46,280																														
TOTALS		1,755		1,755	46,279																													
EXTRA FEATURES										54002 WANDA WAY, CALLAHAN										BLD DATE														
																				LGL DATE														
																				LAND DATE														
																				AG DATE														
L N	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	0	8	10	80.00	SF	13.20	13.20	100	1994	1994	3	20	211																		
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1997	1997	3	20	480																		
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1994	1994	3	20	480																		
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1994	1994	3	20	480																		
5	0940	SHEDS/PORT	0	100	24	8	192.00	SF	30.00	30.00	100	1998	1998	3	20	1,152																		
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660																		
7	1242	WD DECK A	0	100	28	14	392.00	SF	10.00	10.00	100	1997	1997	3	20	784																		
8	1242	WD DECK A	0	100	20	14	280.00	SF	10.00	10.00	100	1999	1999	3	20	560																		
9	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	1999	1999	3	20	480																		
LAND DESCRIPTION										TOTAL OB/XF										7,287														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	81,000																	

HAMMOCK DARRELL E/SHAFFER CHAD E
54002 WANDA WAY
CALLAHAN, FL 32011

2024

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

Roof Structur

01

FLAT 100

Roof Cover

12

MODULAR MT 100

Interior Wall

04

PLYWOOD 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2 100

Bathrooms

1 100

Frame

02

WOOD FRAME 100

Stories

1.

Units

1. 100
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

672

100

672

14,281

TOTALS

672

672

14,281

EXTRA FEATURES

54002 WANDA WAY, CALLAHAN

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

81,000

Market:

0

Agricultural:

0

Common:

81,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

672

101.2000

70.84

47,604

1972

1972

0

0

0

70.00

30.00

2 M/H 93- - 0% - 1999

Heated Area: 672

HX Base Yr 1999

12

-56

12

-56

BAS 1999

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

60,560

TOTAL MARKET OB/XF VALUE

7,287

TOTAL LAND VALUE - MARKET

81,000

TOTAL MARKET VALUE

148,847

SOH/AGL Deduction

68,581

ASSESSED VALUE

80,266

TOTAL EXEMPTION VALUE

44,855

BASE TAXABLE VALUE

35,411

TOTAL JUST VALUE

148,847

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

144,777

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2278/0557

5/31/2019

QC

U

I

11

100

GRANTOR: HAMMOCK DARRELL E

GRANTEE: HAMMOCK DARRELL E &

0789/1253

4/08/1997

WD

U

I

09

21,000

GRANTOR: WYSE RICHARD H & ROBE

GRANTEE: HAMMOCK DARRELL E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S12 E56 N12 \$.