TRACT 25 SEC 46-2N-25
IN OR 970 PAGES 1291 THRU 1299
REPLAT OF GOVT LOT 9 UNR

CLEMENTS WILLIAM JR & ANNETTE
54737 CHURCH RD
CALLAHAN, FL 32011

2024

37-1N-25-299R-0025-0000

BUILDING CHARACTERISTICS

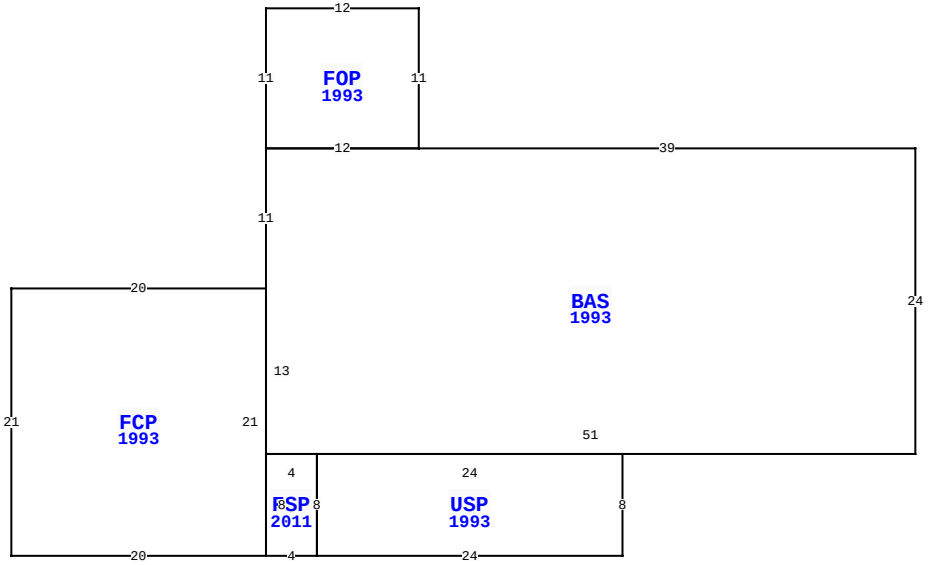
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,224	100	1,224	31,873
FCP	420	25	105	2,734
FOP	132	30	40	1,042
FSP	32	60	19	495
USP	192	50	96	2,500
TOTALS	2,000		1,484	38,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,484	124.0000	86.80	128,811	1983	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 1224 HX Base Yr 2002



54737 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		38,643
TOTAL MARKET OB/XF VALUE		2,694
TOTAL LAND VALUE - MARKET		36,050
TOTAL MARKET VALUE		77,387
SOH/AGL Deduction		48,525
ASSESSED VALUE		28,862
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,862
TOTAL JUST VALUE		77,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,704

BLDG:1:1: DW/MH/ID SHS1WGA07833188(A/B)
R108216 & R108217
1983 SHOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995942	REPAIR/RRF	4,500	01/04/1999
94732	REPAIR/RRF	4,500	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0970/1297	2/13/2001	WD	U	I	06	45,000
GRANTOR: JOHNSON ELMER T SR						
GRANTEE: CLEMENTS WILLIAM T						
0970/1294	2/13/2001	WD	U	I	06	100
GRANTOR: JOHNSON ELMER T JR						
GRANTEE: CLEMENTS WILLIAM T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FOP=[YR=1993] N11 W12 S11 E12$ W12 S11
FCP=[YR=1993] W20 S21 E20 FSP=[YR=2011] E4USP=[YR=1993] E24
N8 W24 S8$ N8 W4 S8$ N21$ S13 E51 N24$.

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
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1984	1984	3	20	804	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 2,694

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	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.03 Total Land Value: 36,050 Market: 0 Agricultural: 0 Common: 36,050 PRINTED 08/06/2024 BY SYS