TRACTS 32 & 33
IN OR 1638/1911
2005 MERIT DW/MH

JACKSON CLAYTON L/RICHARDVILLE JAMES V
54611 CHURCH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299R-0032-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

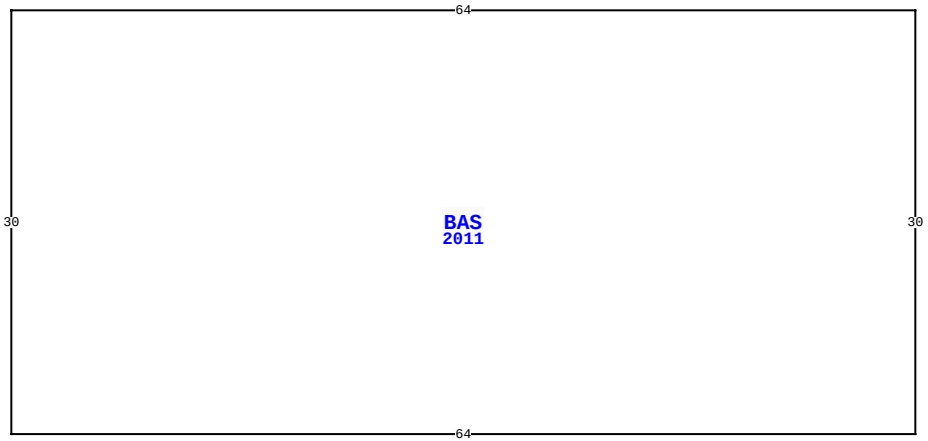
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	98,058
TOTALS	1,920		1,920	98,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	121.6000	91.20	175,104	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2010 Heated Area: 1920 HX Base Yr 2010



54611 CHURCH RD, CALLAHAN

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

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	12	144.00	SF	18.30	18.30	100	1982	1982	3	20	527	
2	0510	GARAGE WD-	0	100	24	14	336.00	SF	23.45	23.45	100	1990	1990	3	20	1,576	
3	2703	QUONSET AB	0	100	54	40	2,160.00	SF	18.00	18.00	100	1994	1994	3	25	9,720	
4	0351	CARPORT MT	0	100	35	24	840.00	SF	5.60	5.60	100	1994	1994	3	20	941	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2011	2011	3	100	6,000	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2011	2011	3	100	6,000	
7	0680	POLE SHED	1	100	60	24	1,440.00	SF	10.00	10.00	100	2024	2012		68	9,792	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		98,058
TOTAL MARKET OB/XF VALUE		34,556
TOTAL LAND VALUE - MARKET		63,720
TOTAL MARKET VALUE		196,334
SOH/AGL Deduction		58,760
ASSESSED VALUE		137,574
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,574
TOTAL JUST VALUE		196,334
NCON VALUE		15,921
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,293

MISC CRPT + CC = NV: 10/23KW
BLDG:1:4: 2005 MERIT (2012)
RP: 12607766 & 12607767
DW/MH/ID: FLHML3B15572883(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632973	CARPORT	32,141	08/01/2016
C5385	CO ISSUED	0	01/13/2012
M16696	H/AC	0	11/01/2011
B25349	DEMO	3,000	11/01/2011
P15258	NEW CONSTR	0	11/01/2011
93238	NEW CONSTR	13,430	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1638/1911	8/30/2009	QC	U	I	11	100
GRANTOR: JACKSON CLAYTON L						
GRANTEE: JACKSON CLAYTON L &						
0352/0660	2/01/1982	WD	U	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W64 S30 E64 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,556

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	3.54	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,720							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.54 Total Land Value: 63,720 Market: 0 Agricultural: 0 Common: 63,720 PRINTED 08/06/2024 BY SYS