

BLOCK 6 LOT 24
IN OR 519 PG 445
R224306 & R224307

LOVELADY CHARLES JR & DEBORAH
54243 HELLER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0006-0240



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 70
Interior Floo	08	SHT VINYL 30
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	1,456	100	1,456	37,547
DCK	192	15	29	748
TOTALS	1,648		1,485	38,295

EXTRA FEATURES														
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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1984	1984	3

LAND DESCRIPTION														
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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 01/14/2021 BY KWA

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0820	02	1,485	122.8000	85.96	127,651	1984	1994		0	0	70.00	30.00		
1 M/H 93- - 100% - 0														
Heated Area: 1456 HX Base Yr														
BAS 1993														
DCK 2007														

54243 HELLER RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

OB/XF MKT VALUE	NOTES
1,960	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		38,295	
TOTAL MARKET OB/XF VALUE		1,960	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		85,255	
SOH/AGL Deduction		45,448	
ASSESSED VALUE		39,807	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		14,807	
TOTAL JUST VALUE		85,255	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		82,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0519/0445	6/24/1987	WD	Q	V		8,800	
GRANTOR: CLAIRE HOWARD INC							
GRANTEE: LOVELADY CHARLES JR							
0421/0503	5/01/1984	CD	Q	V		8,750	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=1993] W56 S26 E18 DCK=[YR=2007] S12 E16 N12 W16\$ E38 N26\$.														

TOTAL OB/XF														
1,960														

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

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