BLOCK 8 LOT 6
1983 HOMES OF MERIT/SW/MH
IN OR 2006/898

WILLIAMS JESSICA L/ADDAIR ROBERT LEE
54156 JEANNIE RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0008-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

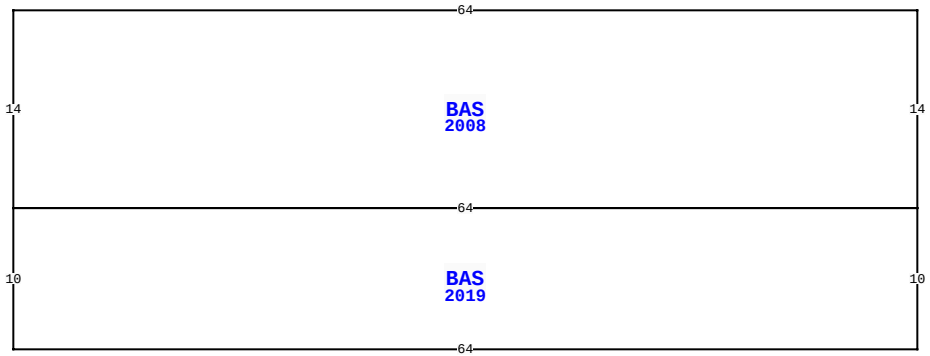
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	19,682
BAS	640	100	640	14,058
TOTALS	1,536		1,536	33,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	104.6000	73.22	112,466	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2016 Heated Area: 1536 HX Base Yr 2016



54156 JEANNIE RD, CALLAHAN

BLD DATE	05/15/2008 JW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		45,613
TOTAL MARKET OB/XF VALUE		4,326
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		94,939
SOH/AGL Deduction		40,730
ASSESSED VALUE		54,209
TOTAL EXEMPTION VALUE	HX HB	29,209
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014975	GARAGE	33,413	10/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/0898	9/30/2015	WD	Q	I	01	39,000
GRANTOR: ALLEN WILLIAM R & UVE						
GRANTEE: WILLIAMS JESSICA L						
1763/0951	11/04/2011	WD	U	I	12	4,600
GRANTOR: LOVE STEVEN J						
GRANTEE: ALLEN WILLIAM R & U						

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	0510	GARAGE WD-	0	100	16	14	224.00	SF	35.00	35.00	100	1997	1997	3	25	1,960	
2	0681	POLE SHED	0	100	23	14	322.00	SF	15.00	15.00	100	1997	1997	3	25	1,208	
3	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	2021	2021	3	99	1,158	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W64 S14 BAS=[YR=2019] S10 E64 N10 W64$ E64 N14$.

LAND DESCRIPTION

TOTAL OB/XF 4,326

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/16/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

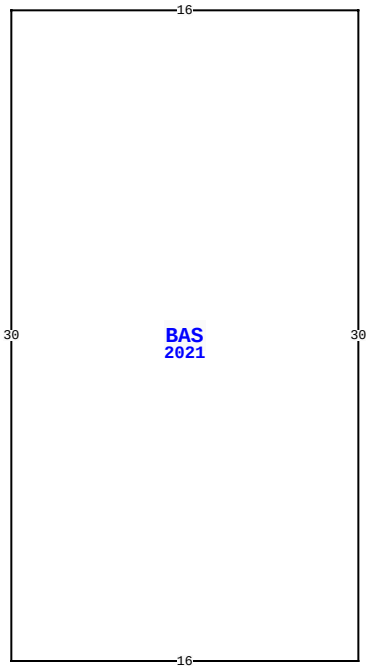
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	11,873
TOTALS	480		480	11,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	72.1050	25.24	12,115	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2016 Heated Area: 480 HX Base Yr 2016



54156 JEANNIE RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTOR: LOVE STEVEN J						
GRANTEE: ALLEN WILLIAM R & U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S30 E16 N30$.

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	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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/16/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS