BLOCK 8 LOT 9
IN OR 1408/281
2001 WFLD SW/MH

BYRD TRACEY
54046 JEANNIE ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0008-0090

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

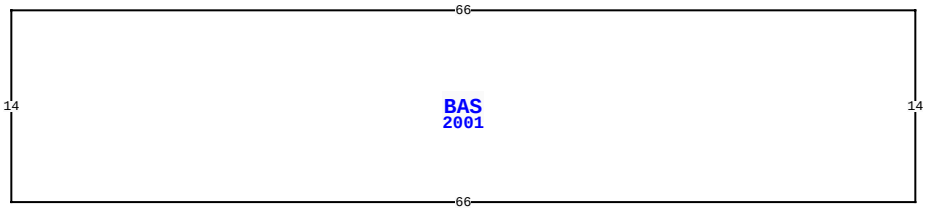
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	38,986
TOTALS	924		924	38,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	117.2000	87.90	81,220	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2008 Heated Area: 924 HX Base Yr 2008



54046 JEANNIE RD, CALLAHAN

BLD DATE	03/12/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,444
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		93,444
SOH/AGL Deduction		38,261
ASSESSED VALUE		55,183
TOTAL EXEMPTION VALUE	HX HB	30,183
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		93,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E12096	NEW CONSTR	0	12/01/2003
MH4261	MH MOVE-ON	0	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0281	4/28/2006	WD	U	I	07	100
GRANTOR: QUALITY MOBILE HOMES						
GRANTEE: BYRD TRACEY						
1207/0674	2/10/2004	WD	Q	I		90,000
GRANTOR: T S FUNDING INC						
GRANTEE: BYRD TRACEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

BLOCK 8 LOT 9
IN OR 1408/281
2001 WFLD SW/MH

BYRD TRACEY
54046 JEANNIE ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0008-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

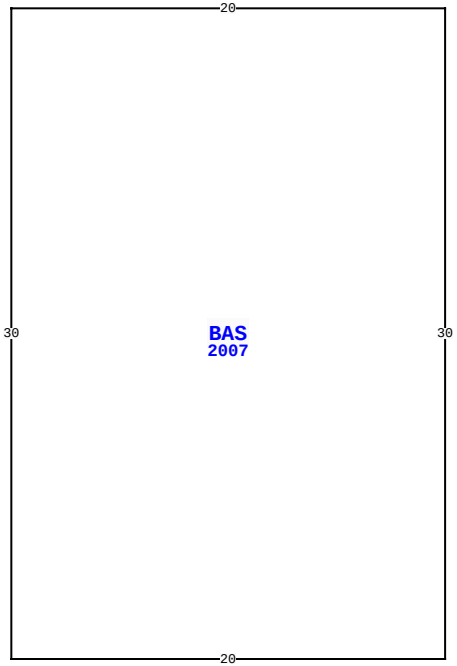
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	9,458
TOTALS	600		600	9,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	57.7500	20.21	12,126	2007	2007	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2008 Heated Area: 600 HX Base Yr 2008



54046 JEANNIE RD, CALLAHAN

BLD DATE	03/12/2008	KWJW
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: QUALITY MOBILE HOMES						
GRANTEE: BYRD TRACEY						
1207/0674	2/10/2004	WD	Q	I		90,000
GRANTOR: T S FUNDING INC						
GRANTEE: BYRD TRACEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 S30 E20 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 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS