

BLOCK 9 LOT 13
IN OR 691 PG 871
R621783 & R621784

RYALS VIVIAN V
54085 JEANNIE ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0009-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		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	1,248	100	1,248	33,022
FOP	192	30	58	1,535
FSP	240	60	144	3,810
UCP	475	20	95	2,514
USP	250	50	125	3,308
TOTALS	2,405		1,670	44,188

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	20	11	220.00	SF	30.00	30.00	100	1995
2	0812	CONCRETE C	0 100	0	0	3,500.00	SF	4.00	4.00	100	1996
3	0351	CARPORT MT	0 100	18	20	360.00	SF	6.60	6.60	100	1998
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	19.50	19.50	100	2005
5	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2007
6	0803	ASPHALT C	0 100	0	0	1,633.00	SF	0.60	0.60	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,670	117.6000	88.20	147,294	1995	1995	0	0	0 70.00	30.00
1 M/H 94+ - 100% - 1996											
Heated Area: 1248											
HX Base Yr 1996											
54085 JEANNIE RD, CALLAHAN											

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

TOTAL OB/XF											
13,879											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		44,188	
TOTAL MARKET OB/XF VALUE		13,879	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		103,067	
SOH/AGL Deduction		31,117	
ASSESSED VALUE		71,950	
TOTAL EXEMPTION VALUE		51,950	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		103,067	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		107,335	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603091	XFOB	8,300	07/01/1996
MH951015	MH MOVE-ON	0	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0691/0871	10/29/1993	WD	Q	I		15,000	
GRANTOR: HARVELL ROSCOE & SAND							
GRANTEE: RYALS BOBBY & VIVIA							
0568/1245	5/02/1989	WD	U	V	09	30,000	
GRANTOR: HMS AMELIA INC							
GRANTEE: HARVELL ROSCOE & S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W12 FSP=[YR=1996] N12 W20 S12 E20\$ W36 USP=[YR=2007] W10 UCP=[YR=2007] W19 S25 E19 N25\$ S25 E10 N25\$ S26 E20 FOP=[YR=1996] S12 E16 N12 W16\$ E28 N26\$.											