

PT SEC 3-1N-25E IN OR 876/1162
(EX PT IN OR 2668/757 & OR 2675/
ESMT IN OR 876/1162

DAVIS ROBERT A & PATRICIA S
54065 ROBS LANE
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0540



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6															
Exterior Wall	30	VINYL 100	0800	02	1,794	119.8000	101.83	182,683	1999	1999	0	0	0	58.00	42.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2000													Heated Area: 1674															
Roof Cover	03	COMP SHNGL 90														HX Base Yr 2000															
Roof Cover	12	MODULAR MT 10																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 80																													
Interior Floo	11	CLAY TILE 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			8024.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,674	100	1999	1,674	71,594																										
UOP	480	25	2024	120	5,132																										
TOTALS			2,154		1,794	76,727																									
EXTRA FEATURES						54065 ROBS LN, CALLAHAN																									
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														
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835															
2	0351	CARPORT MT	0	100	30	20	600.00	SF	6.50	6.50	100	2000	2000	3	20	780															
3	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2000	2000	3	20	320															
4	0351	CARPORT MT	0	100	16	20	320.00	SF	4.00	4.00	100	2002	2002	3	20	256															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000100	C	RES	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450														
REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS																															