IN OR 2254/1059
R787765 & R787766

ANDREWS GREGORY &/SCARBROUGH SHERRY
54163 HONEYSUCKLE LANE
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0570

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

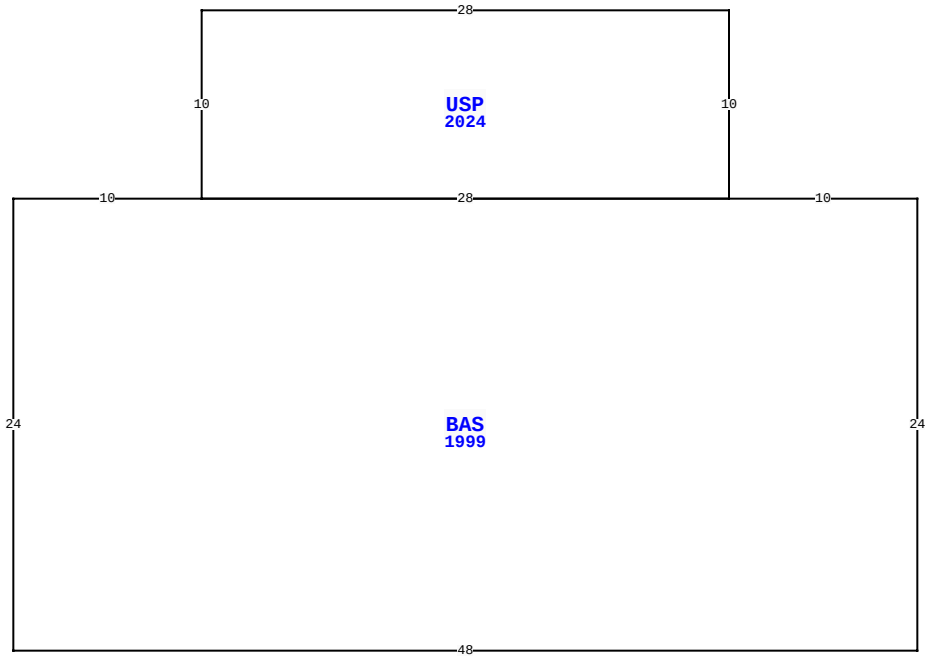
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1999	1,152	65,144
USP	280	50	2024	140	7,917
TOTALS	1,432			1,292	73,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,292	123.2000	104.72	135,298	1999	2005	0	0	0	46.00	54.00

1 M/H 94+ – 50% - 2020 Heated Area: 1152 HX Base Yr 2020



54163 HONEYSUCKLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		73,061
TOTAL MARKET OB/XF VALUE		1,278
TOTAL LAND VALUE - MARKET		88,900
TOTAL MARKET VALUE		163,239
SOH/AGL Deduction		30,461
ASSESSED VALUE		132,778
TOTAL EXEMPTION VALUE	HA HAB	32,196
BASE TAXABLE VALUE		100,582
TOTAL JUST VALUE		163,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,103

MISC PL SHEDS = NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/1059	1/31/2019	FJ	U	I	11	0
GRANTOR: ANDREWS ROGER A ESTAT						
GRANTEE: SCARBROUGH SHERRY &						
0913/0026	12/28/1999	AD	U	V		38,000
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: ANDREWS ROGER R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W10 W28 W10 S24 E48 N24 $
USP=[YR=2024;ORIG=-38,0] E28 N10 W28 S10 $
.

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	0751	UOP	0	0	9	20	180.00	SF	10.00	10.00	100	2014	2014	3	71	1,278	

LAND DESCRIPTION

TOTAL OB/XF 1,278

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	000100	C	RES	50	0006	OR	0.00	0.00	2.54	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,900							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.54 Total Land Value: 88,900 Market: 0 Agricultural: 0 Common: 88,900 PRINTED 07/30/2025 BY SYS