



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	01 FLAT 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 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	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	660	93.6000	74.88	49,421	1979	1985	0	0	70.00	30.00

1 M/H 93- - 100% - 2025 Heated Area: 660 HX Base Yr 2025

BAS
1993

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	14,826		
TOTAL MARKET OB/XF VALUE	1,692		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	61,518		
SOH/AGL Deduction	0		
ASSESSED VALUE	61,518		
TOTAL EXEMPTION VALUE	HX HB 36,518		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	61,518		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	49,693		

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	660	100	1993	660	14,826
TOTALS	660			660	14,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8492	MH MOVE-ON	4,000	03/28/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1850	9/28/2023	LE U	I	I	11	100

GRANTOR: MEEKS GARY L
GRANTEE: MEEKS GARY L II

0729/1557 5/17/1995 WD Q I 26,000
GRANTOR: MIZELL WALTER & DENIS
GRANTEE: MEEKS NORMAN & GARY

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
1	0940	SHEDS/PORT	0	100	12	20			19.50	100	1995	1995	3	20	936	
2	0751	UOP	0	100	14	20			10.00	100	2000	2000	3	27	756	

54143 HONEYSUCKLE LN, CALLAHAN		BLD DATE		LGL DATE	
		XF DATE		LAND DATE	05/21/2025 MLU
		INC DATE		AG DATE	

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W55 S12 E55 N12 \$.						

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							