

LOT 2 MERI 1994 DWMH
IN OR 1371/1116
GARDEN POINT PB 5/94

STEEDLEY EARL M & LAURA M
54127 HONEYSUCKLE LANE
CALLAHAN, FL 32011

2025

03-1N-25-0620-0002-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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
BAS	1,404	100	2005
UOP	64	25	2005
TOTALS	1,468		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,420	115.2000	97.92	139,046	1994	1994	0	0	0	70.00
1 M/H 94+ - 100% - 2006 Heated Area: 1404 HX Base Yr 2006											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE										05/21/2025	MLU
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			41,714
TOTAL MARKET OB/XF VALUE			3,895
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			90,609
SOH/AGL Deduction			49,867
ASSESSED VALUE			40,742
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			15,742
TOTAL JUST VALUE			90,609
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94399	MH MOVE-ON	34,000	01/02/1994
8790	MH MOVE-ON	11,000	02/03/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1116	12/05/2005	QC	Q	I	01	100
GRANTOR: GRIMES NICOLE A & RUS						
GRANTEE: STEEDLEY EARL M & L						
0716/0084	10/13/1994	WD	U	V		100
GRANTOR: PEACOCK JUDY						
GRANTEE: GRIMES NICOLE & RUS						

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	10	8	SF	12.90	12.90	100	1980	1980	3	20	206	
2	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
3	0940	SHEDS/PORT	0	100	12	10	SF	19.50	19.50	100	2000	2000	3	20	468	
4	0681	POLE SHED	0	100	12	6	SF	15.00	15.00	100	2001	2001	3	28	302	
5	0810	CONCRETE A	0	100	8	8	SF	6.50	6.50	100	2001	2001	3	79	329	
TOTAL OB/XF 3,895																

BUILDING NOTES											
BAS=[YR=2005] W52 S27 E31 UOP=[YR=2005] S8 E8 N8 W8\$ E21 N27\$											

BUILDING DIMENSIONS											
BAS=[YR=2005] W52 S27 E31 UOP=[YR=2005] S8 E8 N8 W8\$ E21 N27\$											

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							