

LOT 3
 FLHMLCB135921829A &
 FLHMLCB135921829B

FOSKEY MEDFORD K & JENNIFER H
 54200 HUCKLEBERRY LANE
 CALLAHAN, FL 32011

2025

03-1N-25-0621-0003-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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		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	1,701	100	2000
TOTALS	1,701		1,701

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,701	123.6000	105.06	178,707	2000	2010	0	0	36.00	64.00
1 M/H 94+ - 100% - 2021			Heated Area: 1701			HX Base Yr 2021					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">63</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">63</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">27</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">27</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2000</div> </div>											
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			114,372
TOTAL MARKET OB/XF VALUE			2,905
TOTAL LAND VALUE - MARKET			76,950
TOTAL MARKET VALUE			194,227
SOH/AGL Deduction			84,253
ASSESSED VALUE			109,974
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			59,252
TOTAL JUST VALUE			194,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/1289	12/14/2020	WD Q	I	01		160,000
GRANTOR: RHODEN RICHARD D & CR						
GRANTEE: FOSKEY MEDFORD K &						
1612/1673	3/23/2009	WD U	I	19		61,800
GRANTOR: RHODEN RICHARD D						
GRANTEE: RHODEN RICHARD D &						

EXTRA FEATURES	
54200 HUCKLEBERRY LN, CALLAHAN	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W63 S27 E63 N27 \$.	

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	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

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	1.71	AC		1.00	1.00	1.00	45,000.00	45,000.00	76,950							