

LOT 8 & PARCEL 1-62  
IN OR 2335/856  
GARDEN POINT UNIT 2 PB 6/151

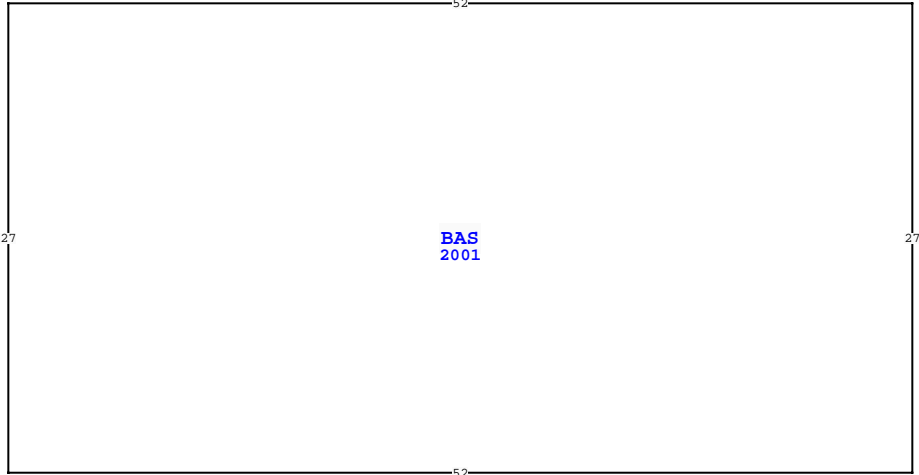
SOLES JOSEPH LOGAN TAYLOR/SOLES JASON CLINSTON  
54089 HUCKLEBERRY LN  
CALLAHAN, FL 32011

2025

03-1N-25-0621-0008-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 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	0	0 100	
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	2001
TOTALS	1,404		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 50%	- 2022							
				Heated Area: 1404			HX Base Yr 2022				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			39,492
TOTAL MARKET OB/XF VALUE			176
TOTAL LAND VALUE - MARKET			97,650
TOTAL MARKET VALUE			137,318
SOH/AGL Deduction			2,310
ASSESSED VALUE			135,008
TOTAL EXEMPTION VALUE	HA HAB		41,349
BASE TAXABLE VALUE			93,659
TOTAL JUST VALUE			137,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013424	B013	0	03/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2335/0856	1/20/2020	FJ	U	I	11	100
GRANTOR: SOLES PATRICIA ANN ES						
GRANTEE: SOLES JASON CLINSTO						
2335/0853	1/20/2020	FJ	U	I	11	100
GRANTOR: SOLES PATRICIA ANN ES						
GRANTEE: SOLES JASON CLINSTO						

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	1242	WD DECK A	0	50	11	8			10.00	100	2003	2003	3	20	176	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W52 S27 E52 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	50	0006	OR	0.00	0.00	2.79	AC		1.00	1.00	1.00	35,000.00	35,000.00	97,650							