

LOT 1  
IN OR 1790/1477  
MH/ID N89669A & N89669B

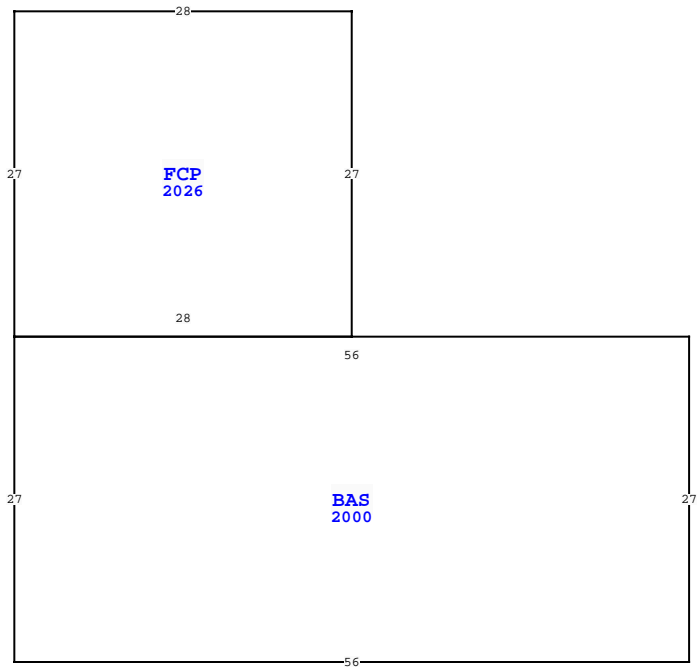
SPIRES ROBERT  
7143 HORSESHOE CIR  
BRYCEVILLE, FL 32009

**2025**

03-1N-25-1421-0001-0000  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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		4 100	
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	1,512	100	2000
FCP	756	25	2026
TOTALS	2,268		

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	123.2000	104.72	178,129	2000	2000	0	0	56.00	44.00		
1 M/H 94+ - 0% - 0 Heated Area: 1512 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			78,377
TOTAL MARKET OB/XF VALUE			5,392
TOTAL LAND VALUE - MARKET			63,900
TOTAL MARKET VALUE			147,669
SOH/AGL Deduction			24,511
ASSESSED VALUE			123,158
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,158
TOTAL JUST VALUE			147,669
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003023	MH MOVE-ON	0	03/01/2000
MH971888	MH MOVE-ON	0	01/08/1997
MH961251	MH MOVE-ON	0	05/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1790/1477	4/20/2012	WD	Q	I	01	63,000
GRANTOR: BECKHAM RACHEL						
GRANTEE: SPIRES ROBERT						
0781/0890	1/07/1997	WD	Q	I		24,000
GRANTOR: CRAVEY JAMES J						
GRANTEE: BECKHAM RACHEL						

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	0	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
2	0940	SHEDS/PORT	0	0	14	14	196.00	SF	30.00	30.00	100	2025	2016		70	4,116	
3	0351	CARPORT MT	0	0	14	10	140.00	SF	10.00	10.00	100	2025	2019		82	1,148	

TOTAL OB/XF														5,392
54233 CHURCH RD, CALLAHAN														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														05/21/2025 MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2000;ORIG=0,0] W56 S27 E56 N27 \$													
FCP=[YR=2026;ORIG=-56,-27] E28 S27 W28 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	0	0006	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,900							