

TRACT 7 1998 WAVE SW/MH
 IN OR 2410/1760
 EX R/W OR 222/114

BAGLEY JADE B
 54350 CHURCH RD
 CALLAHAN, FL 32011

2025

03-1N-25-2750-0007-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
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	0	100
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	2011
UOP	120	25	2016
UOP	504	25	2016
TOTALS	1,840		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,372	128.2600	109.02	149,575	1998	2010	0	0	36.00	64.00														
2 M/H 94+ - 0% - 0 Heated Area: 1216 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/21/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/21/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			95,728
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			61,200
TOTAL MARKET VALUE			156,928
SOH/AGL Deduction			14,875
ASSESSED VALUE			142,053
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			142,053
TOTAL JUST VALUE			156,928
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH-5370	CO ISSUED	0	09/28/2011
B25047	DEMOLITION	100	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1760	10/30/2020	WD	Q	I	01	120,000
GRANTOR: SIMMONS ASHLEY S F/K/						
GRANTEE: BAGLEY JADE B						
1833/1599	12/18/2012	QC	U	I	11	4,800
GRANTOR: HESTER JOSHUA DAVID						
GRANTEE: HESTER ASHLEY SIMMO						

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
54350 CHURCH RD, CALLAHAN																
TOTAL OB/XF 0																

BUILDING NOTES													
BAS=[YR=2011] W17 UOP=[YR=2016] N12 W42 S12 E42\$ W59 S16 E43 UOP=[YR=2016] S12 E10 N12 W10\$ E33 N16\$.													

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	DPHT 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	1.36	AC		1.00	1.00	1.00	45,000.00	45,000.00	61,200							