

TRACT 10  
IN OR 2713/1298  
EX R/W IN OR 222/123

GALLAGHER JESSICA NICOLE  
54382 CHURCH RD  
CALLAHAN, FL 32011

2025

03-1N-25-2750-0010-0000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 60				
Interior Floo	08 SHT VINYL 40				
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				
BUD8 Adjustme	06 DIST 1D 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	80,700
TOTALS	1,196			1,196	80,700

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/H	94+	- 0%	- 2025								
				Heated Area: 1196								
					HX Base Yr							
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>23</p> <p>BAS 1993</p> <p>23</p> </div>												
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>52</p> <p>52</p> </div>												
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>54382 CHURCH RD, CALLAHAN</p> </div>												
		BLD DATE				LGL DATE		05/21/2025		MLU		
		XF DATE				LAND DATE						
		INC DATE				AG DATE						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		80,700	
TOTAL MARKET OB/XF VALUE		1,944	
TOTAL LAND VALUE - MARKET		56,250	
TOTAL MARKET VALUE		138,894	
SOH/AGL Deduction		0	
ASSESSED VALUE		138,894	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		138,894	
TOTAL JUST VALUE		138,894	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5231	CO ISSUED	0	11/01/2009
MHU5231	MH MOVE-ON	0	11/01/2009
M14922	H/AC	0	11/01/2009
P14013	OTHER	0	11/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1298	4/28/2024	WD	U	I	11	100
GRANTOR: POPE AMANDA						
GRANTEE: GALLAGHER JESSICA N						
2053/0002	9/14/2015	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: POPE AMANDA ET AL						

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	0	0	0	64.00	SF	30.00	30.00	100	2011	2011	3	45	864	
2	0940	SHEDS/PORT	0	0	0	0	80.00	SF	30.00	30.00	100	2011	2011	3	45	1,080	
TOTAL OB/XF													1,944				

BUILDING NOTES												
<div style="border: 1px solid black; padding: 5px;"> <p>BAS=[YR=1993] W52 S23 E52 N23\$.</p> </div>												

BUILDING DIMENSIONS												
<div style="border: 1px solid black; padding: 5px;"> <p>BAS=[YR=1993] W52 S23 E52 N23\$.</p> </div>												

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	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250								