

MOXLEY WALTER T & DANA D TRUST/MOXLEY WALTER T TRU
54193 HERON RD
CALLAHAN, FL 32011

10-1N-25-2880-0001-0070

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

12MODULAR MT 100

04PLYWOOD 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

06DIST 1D 100

03Quality Level 03

0200MOBILE HOME

MKT AREA08

8025.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,68010019931,68049,674

BAS27610020122768,161

DCK481520087207

FSP160601993962,839

FSP3606020082166,387

STP641020126177

UCP8402020081684,967

TOTALS3,4282,44972,412

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDD YEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198419843541,890

40812CONCRETE C0100001,809.00SF4.004.00100199819983735,282

50811CONCRETE B010000684.00SF5.205.20100199819983732,596

60471VINYL FNC01000017.00LF32.0032.0010020032003358316

80680POLE SHED01002414336.00SF10.0010.0010019981998325840

90510GARAGE WD-01002030600.00SF35.0035.001002010201035611,760

100351CARPORT MT01003026780.00SF10.0010.0010020252023977,566

LAND DESCRIPTIONTOTAL OB/XF30,250

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE09/24/2020BYKBTotol Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820022,449123.200098.56241,373198419910070.0030.00

1 M/H 93- - 100% - 2013Heated Area: 1956HX Base Yr 2013

62330

8 DCK8 2008

12BAS 2012

12FSP 2008

75330

28BAS 1993

28UCP 2008

30208

8 FSP 1993

8 STP 2012

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/24/2025MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE72,412

TOTAL MARKET OB/XF VALUE30,250

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE147,662

SOH/AGL Deduction75,918

ASSESSED VALUE71,744

TOTAL EXEMPTION VALUEHX HB46,744

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE147,662

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE120,314

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1969/02092/07/2015WDUUI11100

GRANTOR: MOXLEY WALTER T & DAN

GRANTEE: MOXLEY WALTER T & D

1797/05966/05/2012WDQI0186,000

GRANTOR: COPPOCK TERRY L & AUD

GRANTEE: MOXLEY WALTER T & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-83,0] W7 S28 E30 E30 N28 W53 \$
UCP=[YR=2008;ORIG=0,0] W30 S28 E30 N28 \$
FSP=[YR=2008;ORIG=-30,0] N12 W30 S12 E30 \$
BAS=[YR=2012;ORIG=-60,-12] W23 S12 E23 N12 \$
FSP=[YR=1993;ORIG=-60,28] S8 E20 N8 W20 \$
STP=[YR=2012;ORIG=-40,36] E8 N8 W8 S8 \$
DCK=[YR=2008;ORIG=-83,-12] W6 S8 E6 N8 \$