

SMITH MICHAEL ANTHONY & ROQUEZA MARIE BALARIAS
54335 HERON ROAD
CALLAHAN, FL 32011

10-1N-25-2880-0001-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		30	VINYL 100		0800	02	1,809	159.9000	135.92	245,879	1997	2012	0	0	0	32.00	68.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2024										Heated Area: 1809					HX Base Yr 2024					Tax Group: 6					Tax Dist:				
Roof Cover		12	MODULAR MT 100		27 67 27 67 BAS 2020										BUILDING MARKET VALUE					167,198														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					2,765														
Interior Floo		13	LVT/LAMNT 50												TOTAL LAND VALUE - MARKET					45,000														
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE					214,963														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					19,809														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					195,154														
Bedrooms			3 100												TOTAL EXEMPTION VALUE					HX HB 50,722														
Bathrooms			2 100												BASE TAXABLE VALUE					144,432														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					214,963														
Stories		1.	1. 100												NCON VALUE					0														
Units		0	100		INCOME VALUE																													
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE					189,654																								
Quality		06	Quality Level 06																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA												08																			
NEIGHBORHOOD/LOC		8025.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,809	100	2020	1,809	167,198																													
TOTALS		1,809			1,809	167,198																												
EXTRA FEATURES						54335 HERON RD, CALLAHAN										BLD DATE				LGL DATE		04/24/2025		MLU										
						XF DATE				LAND DATE				AG DATE																				
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	0500	FP-PRE FAB	1 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	1997		79	2,765																			
LAND DESCRIPTION						TOTAL OB/XF										2,765																		
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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																	
REVIEW DATE		01/06/2023		BY	KWX		Total Acres: 0.00		Total Land Value: 45,000		Market: 0		Agricultural: 0		Common: 45,000		PRINTED 07/30/2025 BY SYS																	