BLOCK 5 LOT 1 R583926
IN OR 699 PG 1194
NASSAU PLANTATIONS UNR

MILTON MICHELLE ANNETTE
54414 HERON ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

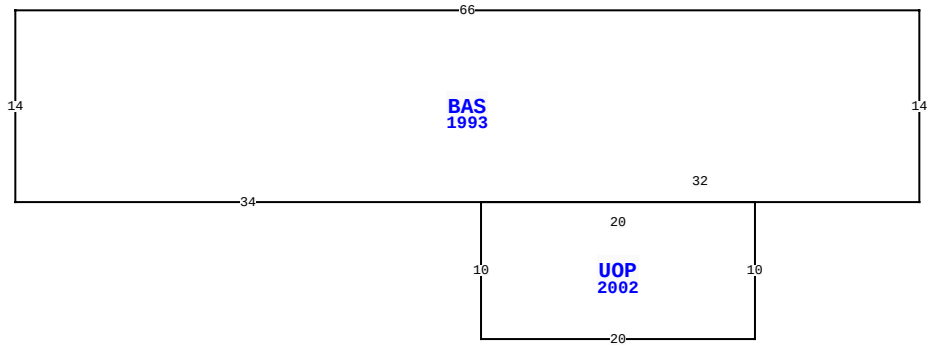
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	19,870
UOP	200	25	2002	50	1,075
TOTALS	1,124			974	20,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	974	89.6000	71.68	69,816	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1995 Heated Area: 924 HX Base Yr 1995



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		20,945
TOTAL MARKET OB/XF VALUE		1,125
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		67,070
SOH/AGL Deduction		41,547
ASSESSED VALUE		25,523
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		523
TOTAL JUST VALUE		67,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0699/1194	3/03/1994	WD	U	V	12	17,500
GRANTOR: JENKINS NANCY						
GRANTEE: MILTON MICHELLE ANN						
0697/0352	1/26/1994	WD	U	V	10	3,000
GRANTOR: OSBOURNE GEORGE D SR						
GRANTEE: JENKINS NANCY						

54414 HERON RD, CALLAHAN

BLD DATE		LGL DATE	04/24/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E34 UOP=[YR=2002] S10 E20 N10 W20$ E32 N14$.

EXTRA FEATURES

LN	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	100	7	10	70.00	SF	10.00	10.00	100	1983	1983	3	20	140	
2	0940	SHEDS/PORT	0	100	6	8	48.00	SF	19.50	19.50	100	1986	1986	3	20	187	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1999	1999	3	20	386	
4	0350	CARPORT WD	0	100	15	16	240.00	SF	8.58	8.58	100	1999	1999	3	20	412	

LAND DESCRIPTION

TOTAL OB/XF 1,125

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 07/28/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS