BLOCK 6 LOT 7
IN OR 685/1558
ESMTS OR 429/188 & OR 460/527

JAGODNIK JAMES C/JAGODNIK ELSIE P
1441 REWIS ROAD WEST
JACKSONVILLE, FL 32220

2025

10-1N-25-2880-0006-0070

BUILDING CHARACTERISTICS

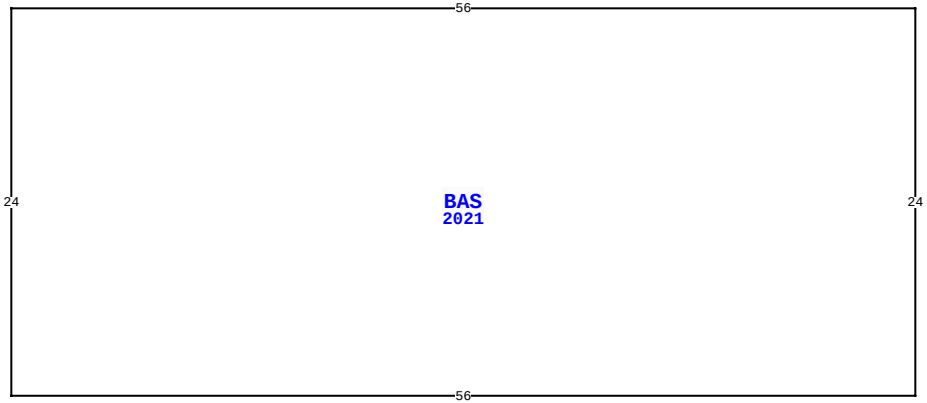
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,344	100	2021	1,344	89,199
TOTALS	1,344			1,344	89,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	122.0000	103.70	139,373	2010	2010	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 1344 HX Base Yr



54119 PLANTATION RD, CALLAHAN

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

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	0940	SHEDS/PORT	0	0	12	15	180.00	SF	20.10	20.10	100	1984	1984	3	20	724	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	18.30	18.30	100	1984	1984	3	20	293	
3	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	1988	1988	3	20	1,040	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	89,199
TOTAL MARKET OB/XF VALUE	2,057
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	136,256
SOH/AGL Deduction	35,629
ASSESSED VALUE	100,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,627
TOTAL JUST VALUE	136,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011298	CO ISSUED	0	10/13/2021
21011298	CO ISSUED	0	10/13/2021
21010252	DEMOLITION	2,500	08/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0685/1558	7/30/1993	WD	Q	I		18,000
GRANTOR: HUTTO FRANCES & M						
GRANTEE: JAGODNIK ELSIE & J						
0648/1266	2/13/1992	QC	Q	I	01	100
GRANTOR: HUTTO MARCUS & F G						
GRANTEE: HUTTO FRANCES G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,057

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	0	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 01/04/2022 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS