

TRACT A & PT OF TRACT C IN
OR 746/1940
NASSAU PLANTATIONS S/D UNR

CREWS JERRY M JR & MARTHA JO
54156 CHURCH ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-000C-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
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NEIGHBORHOOD/LOC	8024.00
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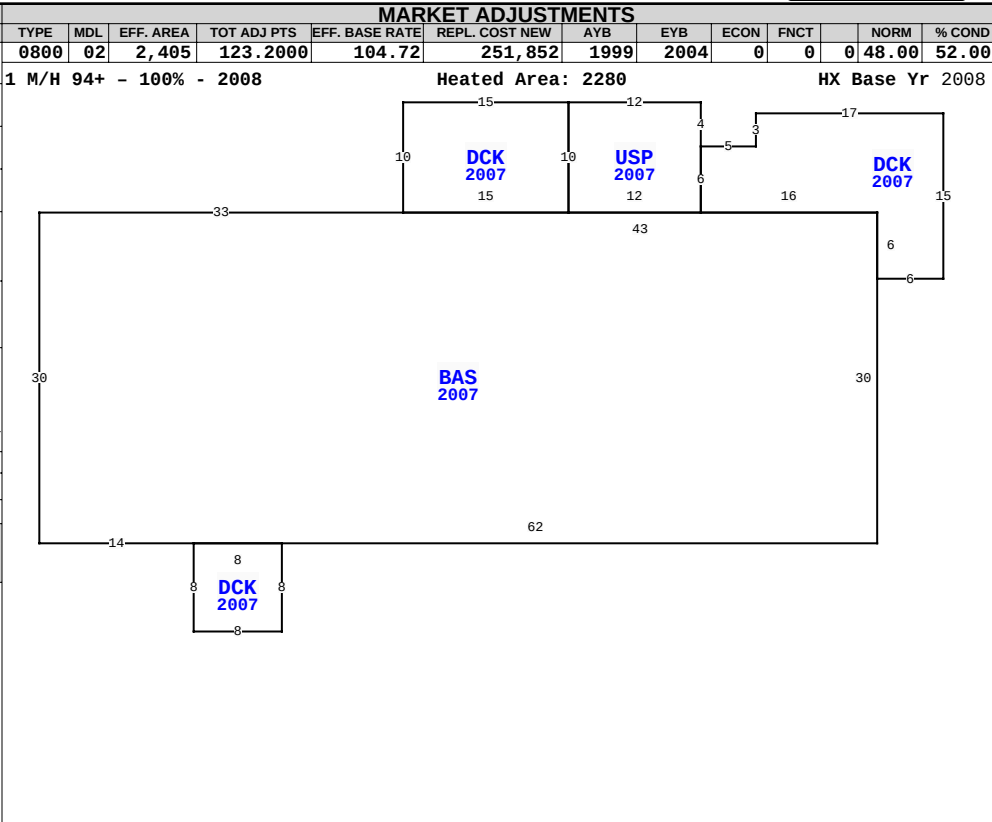
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2007	2,280	124,156
DCK	64	15	2007	10	544
DCK	150	15	2007	22	1,198
DCK	219	15	2007	33	1,797
USP	120	50	2007	60	3,267

TOTALS	2,833			2,405	130,963
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0 100	10	12	120.00	SF	15.00	15.00
2	0820	WOOD WALK	0 100	26	4	104.00	SF	11.75	11.75
3	0810	CONCRETE A	0 100	30	20	600.00	SF	6.50	6.50
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00

REVIEW DATE	07/28/2022	BY	KBA
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BLD DATE	03/07/2008	KWJW	LGL DATE	
XF DATE			LAND DATE	05/09/2025
INC DATE			AG DATE	MLU

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	0681	POLE SHED	0 100	10	12	120.00	SF	15.00	15.00	100	1975	1975	3	20	360	
2	0820	WOOD WALK	0 100	26	4	104.00	SF	11.75	11.75	100	1999	1999	3	40	489	
3	0810	CONCRETE A	0 100	30	20	600.00	SF	6.50	6.50	100	2004	2004	3	83	3,237	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

TOTAL OB/XF										6,921						
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
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00

Total Acres:	2.00	Total Land Value:	70,000	Market:	0	Agricultural:	0	Common:	70,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
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VALUATION SUMMARY										STANDARD	
VALUATION BY											
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										130,963	
TOTAL MARKET OB/XF VALUE										6,921	
TOTAL LAND VALUE - MARKET										70,000	
TOTAL MARKET VALUE										207,884	
SOH/AGL Deduction										114,040	
ASSESSED VALUE										93,844	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										43,122	
TOTAL JUST VALUE										207,884	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										197,030	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992575	MH MOVE-ON	0	01/03/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0746/1940	12/21/1995	QC	U	I	07	100	
GRANTOR: WHITLEY CARLOS & BETT							
GRANTEE: CREWS JERRY M JR &							
0501/0692	10/01/1986	QC	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2007] E6 N15 W17 S3 W5 USP=[YR=2007] N4 W12									
DCK=[YR=2007] W15 S10 BAS=[YR=2007] W33 S30 E14									
DCK=[YR=2007] S8 E8 N8 W8\$ E62 N30 W43\$ E15 N10\$ S10 E12 N6\$ S6 E16S6\$.									