LOT 4
R673501 & R673502
NASSAU PLANTATIONS #2 PB 5/109

HOWLE AMY L
54149 SUNSHINE DR
CALLAHAN, FL 32011

2025

10-1N-25-2882-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

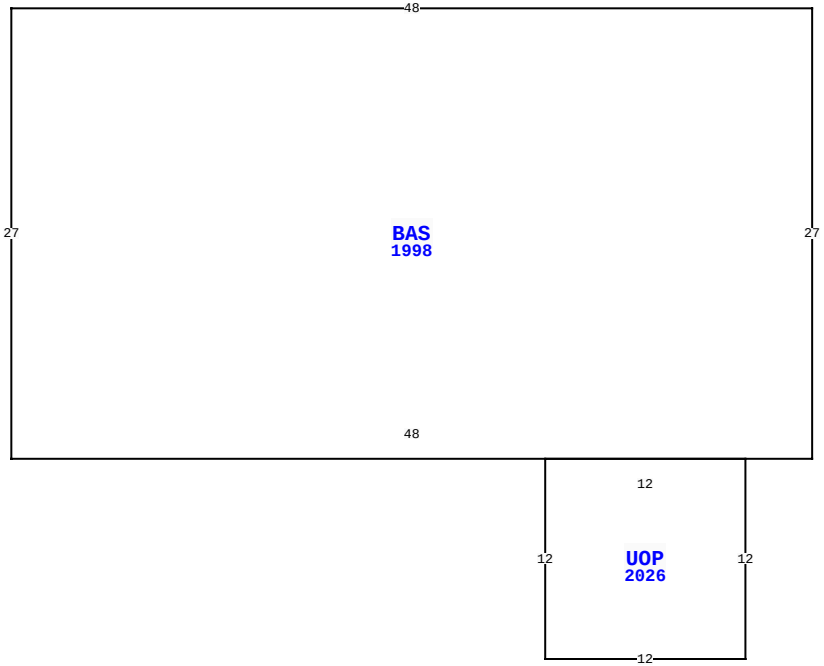
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1998	1,296	49,878
UOP	144	25	2026	36	1,386
TOTALS	1,440			1,332	51,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,332	129.3600	109.96	146,467	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2021 Heated Area: 1296 HX Base Yr 2021



54149 SUNSHINE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,263
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		96,663
SOH/AGL Deduction		21,581
ASSESSED VALUE		75,082
TOTAL EXEMPTION VALUE	HX HB	50,082
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		96,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971918	MH MOVE-ON	0	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/0089	2/28/2020	WD	Q	I	01	79,800
GRANTOR: O'BRIEN MARK & CINDY						
GRANTEE: HOWLE AMY L						
1812/0836	9/06/2012	WD	U	I	12	33,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: O'BRIEN MARK & CIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W48 S27 E48 N27 $
UOP=[YR=2026;ORIG=-16,27] E12 S12 W12 N12 $
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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	10	20	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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		OR	100.00	433.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/24/2022 BY HSA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS