LOT 8
IN OR 1958/1604
NASSAU PLANTATIONS #2 PB 5/109

BARKER WARREN E & LISA L
54071 SUNSHINE DR
CALLAHAN, FL 32011

2025

10-1N-25-2882-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

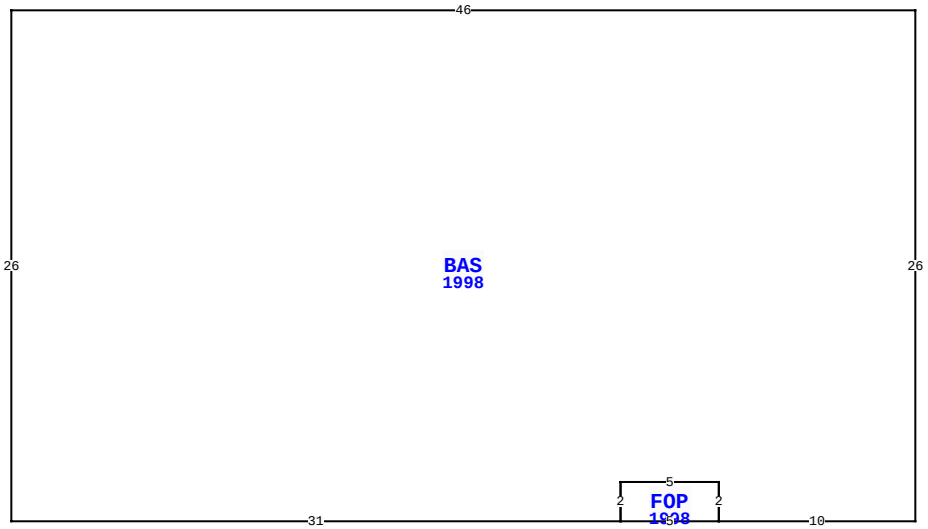
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,186	100	1998	1,186	118,553
FOP	10	30	1998	3	300
TOTALS	1,196			1,189	118,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,189	112.0000	112.00	133,168	1998	2002	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1186 HX Base Yr 2016



54071 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		118,852
TOTAL MARKET OB/XF VALUE		4,838
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		168,690
SOH/AGL Deduction		80,971
ASSESSED VALUE		87,719
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,997
TOTAL JUST VALUE		168,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974259	NEW CONSTR	54,630	09/01/1997
8662	MH MOVE-ON	2,000	09/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1958/1604	1/14/2015	WD	Q	I	01	82,000
GRANTOR: SEVER ANDREW E						
GRANTEE: BARKER WARREN E & L						
1375/1493	12/21/2005	QC	Q	I	01	100
GRANTOR: CRAFT TERRI SEVER						
GRANTEE: SEVER ANDREW E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W46 S26 E31 FOP=[YR=1998] E5 N2 W5 S2 $ N2 E5 S2 E10 N26 $.

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	100	10	8	80.00	SF	21.30	21.30	100	2004	2004	3	21	358	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2004	2004	3	32	4,480	

LAND DESCRIPTION

TOTAL OB/XF 4,838

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 09/07/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS