PT OF GOVT LOT 1
IN OR 2367/1294

HUNTER ERIN C
55540 JEWEL THOMAS RD
CALLAHAN, FL 32011

2025

15-2N-25-0000-0001-0220

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 80
Interior Wall	04	PLYWOOD 20
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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

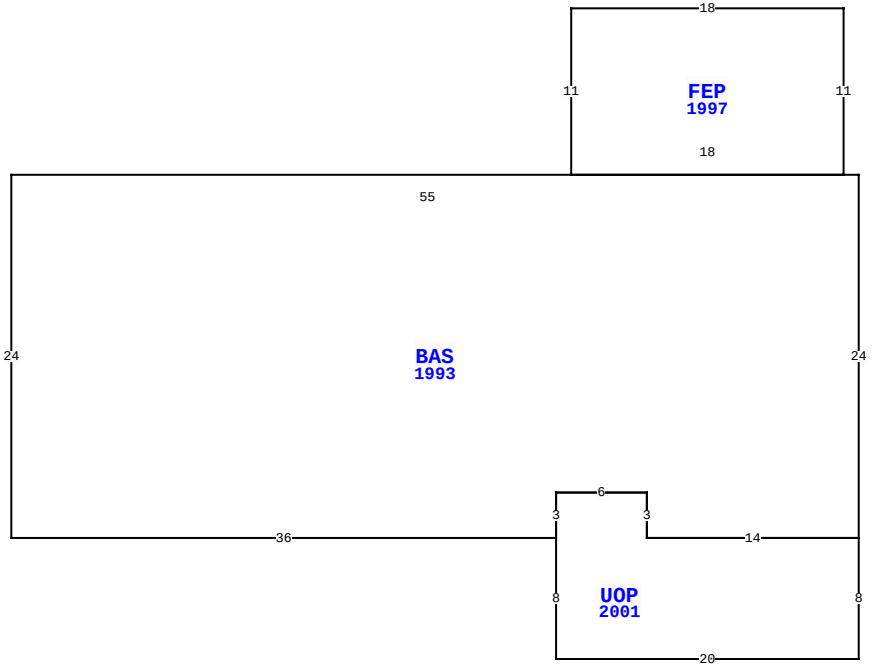
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1993	1,326	39,207
FEP	198	85	1997	168	4,967
UOP	178	25	2001	44	1,301
TOTALS	1,702			1,538	45,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,538	123.2000	98.56	151,585	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1494 HX Base Yr 2019



55540 JEWEL THOMAS RD, CALLAHAN

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1990	1990	3	20	64	
3	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	2014	2014	3	71	12,425	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		45,476
TOTAL MARKET OB/XF VALUE		14,379
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		104,855
SOH/AGL Deduction		42,045
ASSESSED VALUE		62,810
TOTAL EXEMPTION VALUE	HX HB	37,810
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428748	GARAGE	20,390	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1294	6/08/2020	FJ	U	I	11	100
GRANTOR: CRAVEY RICHARD J ESTA						
GRANTEE: HUNTER ERIN C						
1038/0647	2/19/2002	WD	U	I	07	100
GRANTOR: STANLEY PATRICK & SUS						
GRANTEE: CRAVEY RICHARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=1997] N11 W18 S11 E18 $ W55S24 E36
UOP=[YR=2001] S8 E20 N8 W14N3 W6 S3 $ N3 E6 S3 E14 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 14,379

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/02/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS