IN OR 1031/167 2002 JACO DW

STEPTOE ELTON
54285 HURST ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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	06	Quality Level 06

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

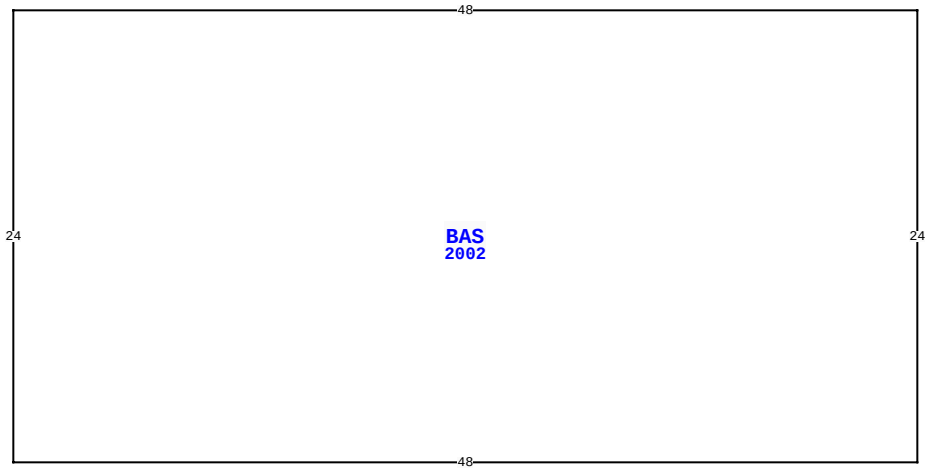
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2002	1,152	72,836
TOTALS	1,152			1,152	72,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	154.9600	131.72	151,741	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2003 Heated Area: 1152 HX Base Yr 2003



54285 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		72,836
TOTAL MARKET OB/XF VALUE		280
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		118,116
SOH/AGL Deduction		71,751
ASSESSED VALUE		46,365
TOTAL EXEMPTION VALUE	HX HB DX SX WR	46,365
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		118,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M5599	H/AC	0	01/01/2002
5227	NEW CONSTR	0	12/01/2001
3713	H/AC	0	12/01/2001
MH3713	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1031/0167	1/15/2002	WD	Q	V		13,500
GRANTOR: ELLIS ALVIN & CRAIG C						
GRANTEE: STEPTOE ELTON & JAQ						
0974/0666	3/08/2001	WD	Q	V	01	100
GRANTOR: ELLIS ALVIN D & LEE R						
GRANTEE: ELLIS ALVIN D & CRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W48 S24 E48 N24 $.

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	14	140.00	SF	10.00	10.00	100	2002	2002	3	20	280	

LAND DESCRIPTION

TOTAL OB/XF 280

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS