

WESTBERRY JOHN C JR
54119 PLANTATION RD
CALLAHAN, FL 32011-7839

19-4N-25-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 100

Roof Structure01FLAT 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 100

Interior Floor06VINYL ASB 100

Air Condition01NONE 100

Heating Type Bedrooms04AIR DUCTED 100
0 100

Bathrooms Frame Stories02WOOD FRAME 100
1. 1. 100

Units BUD8 Adjustme040 100
DIST 01 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS672100199367212,741

UOP16825199342796

TOTALS84071413,538

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10940SHEDS/PORT001012120.00SF20.1020.1010019901990320482

20936SEPTC TANK00001.00UT6,000.006,000.001001972197231006,000

30681POLE SHED001225300.00SF15.0015.00100200020003271,215

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDOTOT ADJUNIT PRICELAND VALUETOTAL OB/XFOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC0OR0.000.003.05AC1.001.001.0030,000.0030,000.0091,500

REVIEW DATE07/10/2020BYKBA

Total Acres: 3.05Total Land Value: 91,500Market: 0Agricultural: 0Common: 91,500PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

08200271479.000063.2045,125197119710070.0030.00

TOT ADJ PTS79.0000

EFF. BASE RATE63.20

REPL. COST NEW45,125

AYB1971

EYB1971

ECONFNCT0

NORM0

% COND70.00

Heated Area: 672HX Base Yr

BAS1993

UOP1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE13,538

TOTAL MARKET OB/XF VALUE7,697

TOTAL LAND VALUE - MARKET91,500

TOTAL MARKET VALUE112,735

SOH/AGL Deduction39,600

ASSESSED VALUE73,135

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE73,135

TOTAL JUST VALUE112,735

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE74,487

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / IRSN CD SALE PRICE

1551/09592/19/2008WDUII07100

GRANTOR:MUSGROVE ELIZABETH I

GRANTEE:WESTBERRY JOHN CHAR

1447/04609/26/2006QCQII06100

GRANTOR:MUSGROVE ELIZABETH I

GRANTEE:WESTBERRY JOHN CHAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E25 UOP=[YR=1993] S8 E21 N8 W21\$ E31 N12\$.