PT OF GOVT LOTS 4 & 5
IN OR 2067/453
1984 DUTC DW/MH

REYNOLDS TAMMY L/YOUNG TOM G
54324 MARSH RD
CALLAHAN, FL 32011

2025

27-2N-25-0000-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

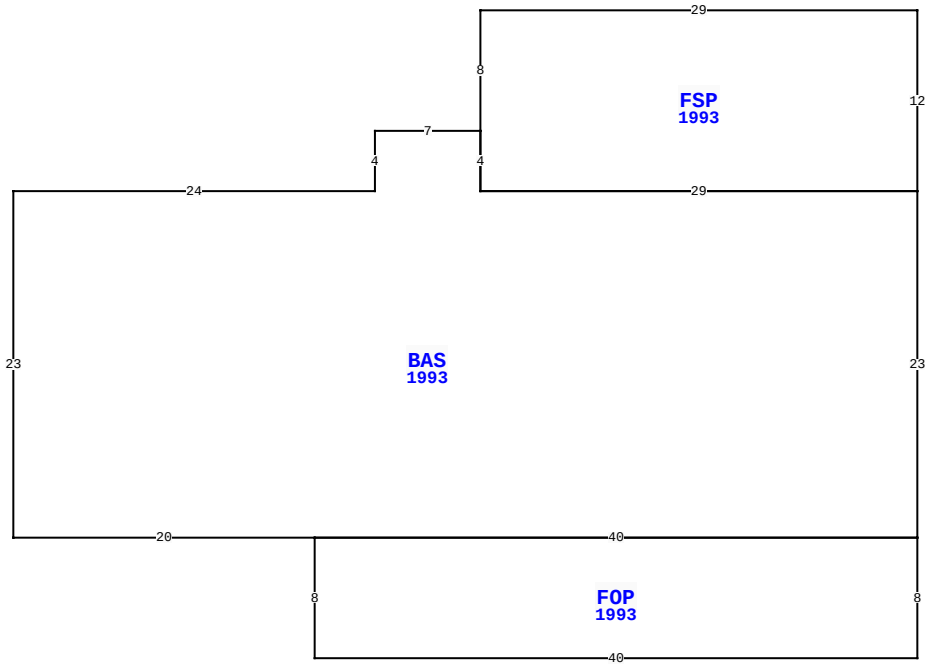
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	32,778
FOP	320	30	1993	96	2,235
FSP	348	60	1993	209	4,865
TOTALS	2,076			1,713	39,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,713	97.0000	77.60	132,929	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1408 HX Base Yr 2024



54324 MARSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		221,593
TOTAL MARKET OB/XF VALUE		23,867
TOTAL LAND VALUE - MARKET		145,800
TOTAL MARKET VALUE		391,260
SOH/AGL Deduction		61,930
ASSESSED VALUE		329,330
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		273,608
TOTAL JUST VALUE		391,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155700	CO ISSUED	0	02/03/2016
MH992868	MH MOVE-ON	0	10/01/1999
7393	MH MOVE-ON	26,000	07/21/1988
4583	GARAGE	16,728	01/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2067/0453	9/25/2015	WD	U	I	11	100
GRANTOR: YOUNG TOM G & MARY L						
GRANTEE: YOUNG TOM, MARY NOL						
2006/1795	9/25/2015	WD	U	I	11	100
GRANTOR: NOLL MARY L &						
GRANTEE: YOUNG TOM G, MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W29 S8 BAS=[YR=1993] W7 S4 W24 S23 E20
FOP=[YR=1993] S8 E40 N8 W40$ E40 N23 W29 N4$ S4 E29N12 $.

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	0810	CONCRETE A	0	100	0	0	345.00	SF	6.50	6.50	100	1988	1988	3	52	1,166	
2	0810	CONCRETE A	0	100	13	12	156.00	SF	6.50	6.50	100	1988	1988	3	52	527	
3	0511	GARAGE CB-	0	100	24	30	720.00	SF	40.00	40.00	100	1988	1988	3	52	14,976	
4	0350	CARPORT WD	0	100	24	22	528.00	SF	13.00	13.00	100	1988	1988	3	20	1,373	
5	0940	SHEDS/PORT	0	100	13	12	156.00	SF	21.30	21.30	100	1990	1990	3	20	665	
6	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2020	2020	3	86	3,096	
7	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	2020	2020	3	86	2,064	

LAND DESCRIPTION

TOTAL OB/XF 23,867

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	4.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	145,800							

REVIEW DATE 01/20/2023 BY KW Total Acres: 4.86 Total Land Value: 145,800 Market: 0 Agricultural: 0 Common: 145,800 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

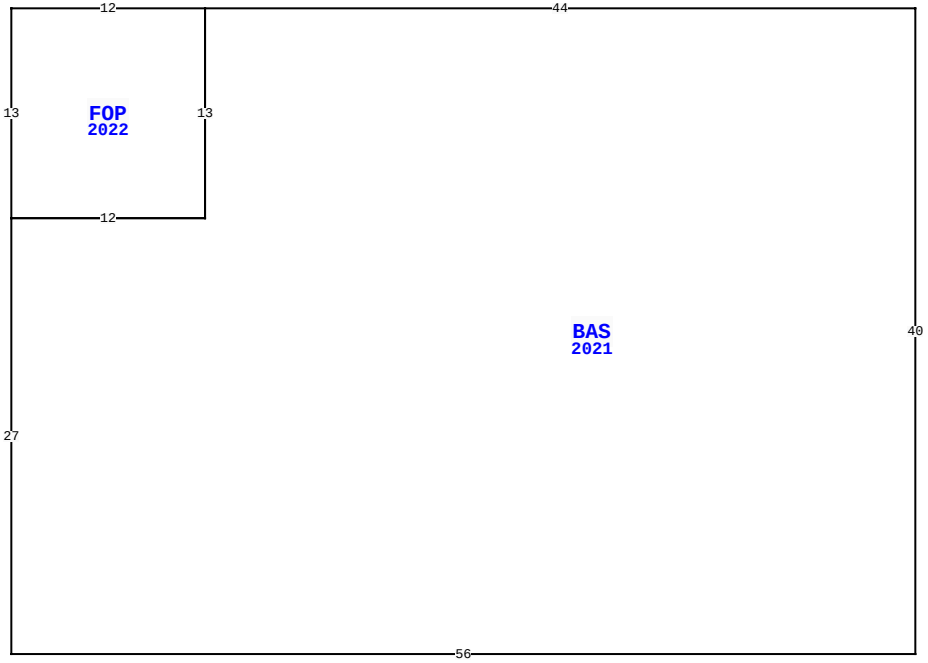
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,084	100	2021	2,084	177,707
FOP	156	30	2022	47	4,008
TOTALS	2,240			2,131	181,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,131	125.4000	106.59	227,143	2016	2016	0	0	0	20.00	80.00

3 M/H 94+ – 100% - 2024 Heated Area: 2084 HX Base Yr 2024



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GRANTOR: NOLL MARY L &						
GRANTEE: YOUNG TOM G, MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W44 FOP=[YR=2022] W12 S13 E12 N13$ S13 W12 S27 E56 N40$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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