PT OF GOVT LOT 4
2002 REGE TW
IN OR 694/1180

HOLMES JAMES I & VIRGINIA H
54451 MARSH ROAD
CALLAHAN, FL 32011

2025

27-2N-25-0000-0005-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

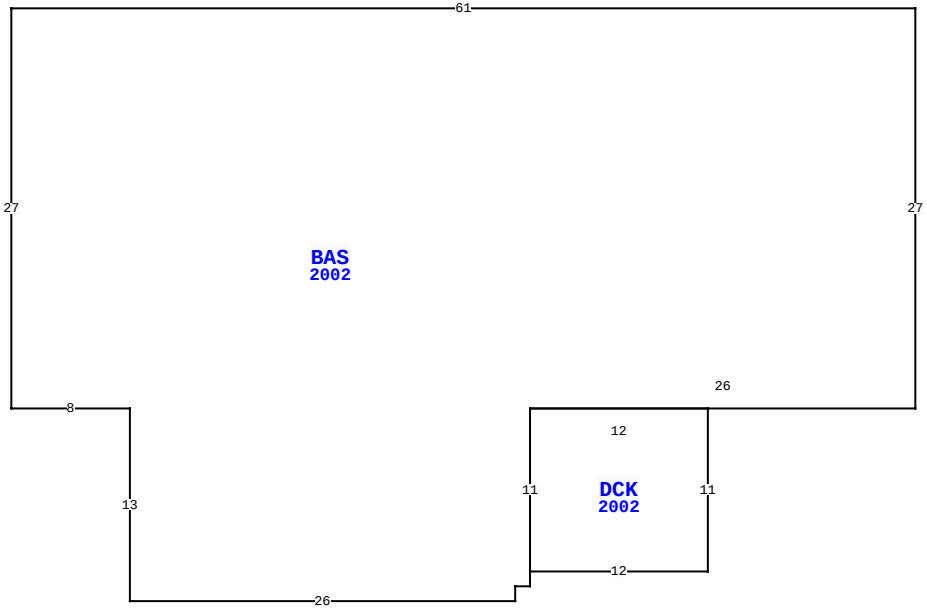
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2002	1,997	97,121
DCK	132	15	2002	20	972
TOTALS	2,129			2,017	98,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,017	119.2000	101.32	204,362	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 0 Heated Area: 1997 HX Base Yr 1994



54451 MARSH 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	2002	2002	3	85	2,975	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		98,094
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		146,069
SOH/AGL Deduction		77,457
ASSESSED VALUE		68,612
TOTAL EXEMPTION VALUE	HX HB	43,612
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5578	H/AC	0	12/01/2001
MH3692	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0694/1180	12/17/1993	WD	Q	I	01	6,000

GRANTOR: HOLMES JACQUELINE J

GRANTEE: HOLMES JAMES & VIRG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W61 S27 E8 S13 E26 N1 E1 N1 DCK=[YR=2002] E12 N11 W12 S11 $ N11 E26 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS