IN OR 1488/245 2004 FTWD DW
EX 11-13
ESMT OR 1185/776

STANCAVAGE ELIZABETH/STANCAVAGE EDWARD
54022 OWLS NEST COURT
CALLAHAN, FL 32011

2025

34-2N-25-0000-0011-0100

BUILDING CHARACTERISTICS

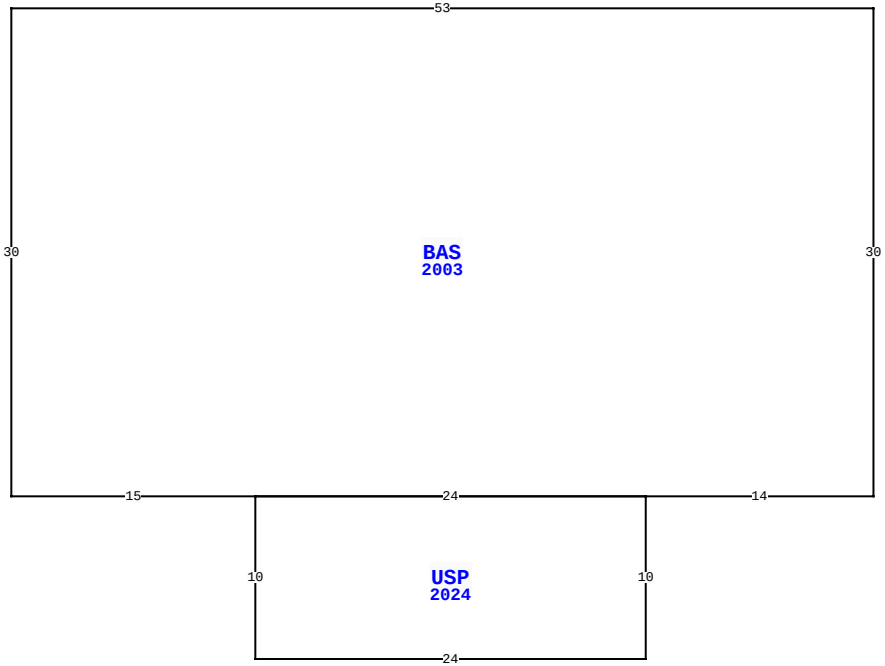
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,590	100	2003	1,590	95,038
USP	240	50	2024	120	7,172
TOTALS	1,830			1,710	102,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,710	117.2000	99.62	170,350	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2005 Heated Area: 1590 HX Base Yr 2005



54022 OWLS NEST CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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	0681	POLE SHED	0	100	6	6	36.00	SF	15.00	15.00	100	2005	2005	3	36	194	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		102,210
TOTAL MARKET OB/XF VALUE		194
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		147,404
SOH/AGL Deduction		79,711
ASSESSED VALUE		67,693
TOTAL EXEMPTION VALUE	HX HB	42,693
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,408

MISC ALUMN CRPT + STRG = NV

2004 FTWD DW/MH

DW/MH 2003 30X56 _ GAFL375(A/B)75066CD21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4206	MH MOVE-ON	0	09/01/2003
M7102	H/AC	0	05/01/2003
W0077	XFOB	0	04/01/2003
MH	MH MOVE-ON	0	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/0245	3/27/2007	QC	Q	I	01	100
GRANTOR: SOLOMON ELIZABETH A						
GRANTEE: STANCAVAGE ELIZABET						
1299/0683	3/03/2005	WD	Q	I		97,000
GRANTOR: SMILEY JOHN D						
GRANTEE: SOLOMON ELIZABETH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,-10] W53 S30 E15 E24 E14 N30 $
USP=[YR=2024;ORIG=-38,20] E24 S10 W24 N10 $
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LAND DESCRIPTION

TOTAL OB/XF 194

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	0007	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