IN OR 1147 PG 116
2003 CAVL DW/MH

SIMMONS GEORGE
54042 OWLS NEST COURT
CALLAHAN, FL 32011

2025

34-2N-25-0000-0011-0130

BUILDING CHARACTERISTICS

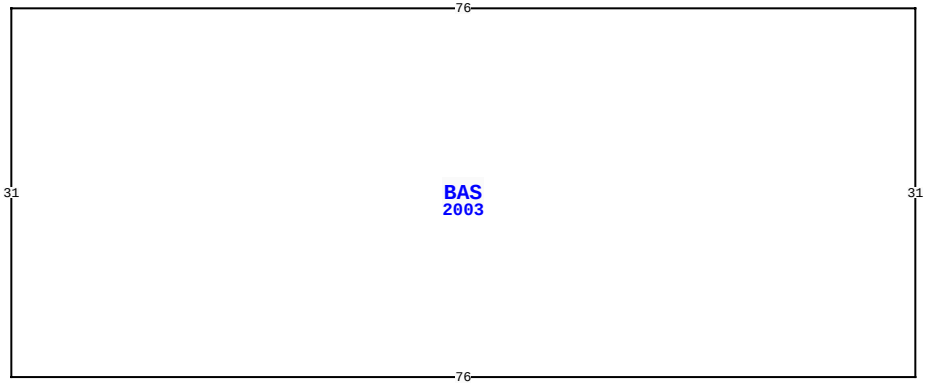
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,356	100	2003	2,356	154,902
TOTALS	2,356			2,356	154,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	128.9200	109.58	258,170	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2004 Heated Area: 2356 HX Base Yr 2004



54042 OWLS NEST CT, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		154,902
TOTAL MARKET OB/XF VALUE		134
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		200,036
SOH/AGL Deduction		116,879
ASSESSED VALUE		83,157
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,435
TOTAL JUST VALUE		200,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,378

MISC STRG = NV: 10/23 KW

EYB AJDTS FOR NEWER ROOF: 10/23

2003 CAVL _ DW/MH ID: BL03GA0211788(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1147/0116	6/20/2003	WD	U	I	13	34,800

GRANTOR: HIGGINBOTHAM ALBERT L

GRANTEE: SIMMONS GEORGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S31 E76 N31$.

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	8	8	64.00	SF	10.00	10.00	100	2004	2004	3	21	134	

LAND DESCRIPTION

TOTAL OB/XF 134

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