PT OR 1887/1166
R407948
PARCEL 20 SEC 37 &

CARD CLARENCE J
1106 COPPER CREEK DR
MACCLENNY, FL 32063

2025

37-1N-25-0000-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

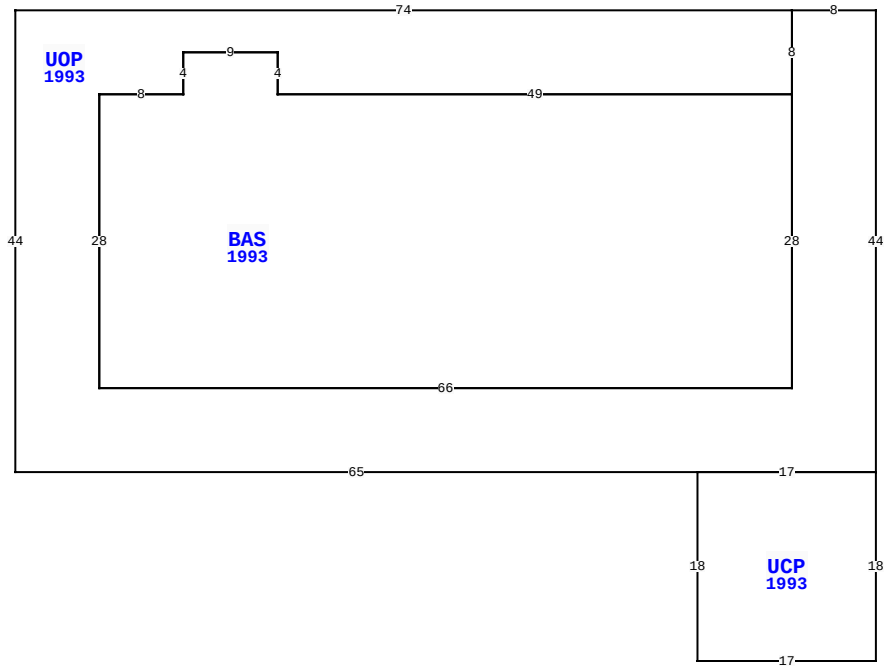
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,884	100	1993	1,884	52,541
UCP	306	20	1993	61	1,701
UOP	1,724	25	1993	431	12,020
TOTALS	3,914			2,376	66,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,376	116.2000	92.96	220,873	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1884 HX Base Yr



54265 HUNTER 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	66,262
TOTAL MARKET OB/XF VALUE	520
TOTAL LAND VALUE - MARKET	77,910
TOTAL MARKET VALUE	144,692
SOH/AGL Deduction	46,147
ASSESSED VALUE	98,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,545
TOTAL JUST VALUE	144,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8155	MH MOVE-ON	6,000	04/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1887/1168	10/25/2013	QC	U	I	11	100
GRANTOR: BOYD LARRY D						
GRANTEE: CARD CLARENCE J						
1887/1166	10/25/2013	QC	U	I	11	100
GRANTOR: BOYD LARRY D & NINA						
GRANTEE: CARD CLARENCE J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 S8 BAS=[YR=1993] W49 N4 W9 S4 W8 S28 E66 N28$ S28 W66 N28 E8 N4 E9 S4 E49 N8 W74 S44 E65 UCP=[YR=1993] S18 E17 N18 W17$ E17 N44 $.

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	0751	UOP	0	0	20	13	260.00	SF	10.00	10.00	100	1995	1995	3	20	520	

LAND DESCRIPTION

TOTAL OB/XF 520

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	0	0005	OR	0.00	0.00	3.71	AC		1.00	1.00	0.70	30,000.00	21,000.00	77,910							

REVIEW DATE 02/27/2025 BY TWA Total Acres: 3.71 Total Land Value: 77,910 Market: 0 Agricultural: 0 Common: 77,910 PRINTED 07/30/2025 BY SYS