IN OR 1754/1997
PARCELS 20-3 & 20-6
2009 DEST DW/MH

TILTON KENNETH R
54223 HUNTER RD
CALLAHAN, FL 32011

2025

37-1N-25-0000-0020-0030

NASSAU COUNTY PROPERTY

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

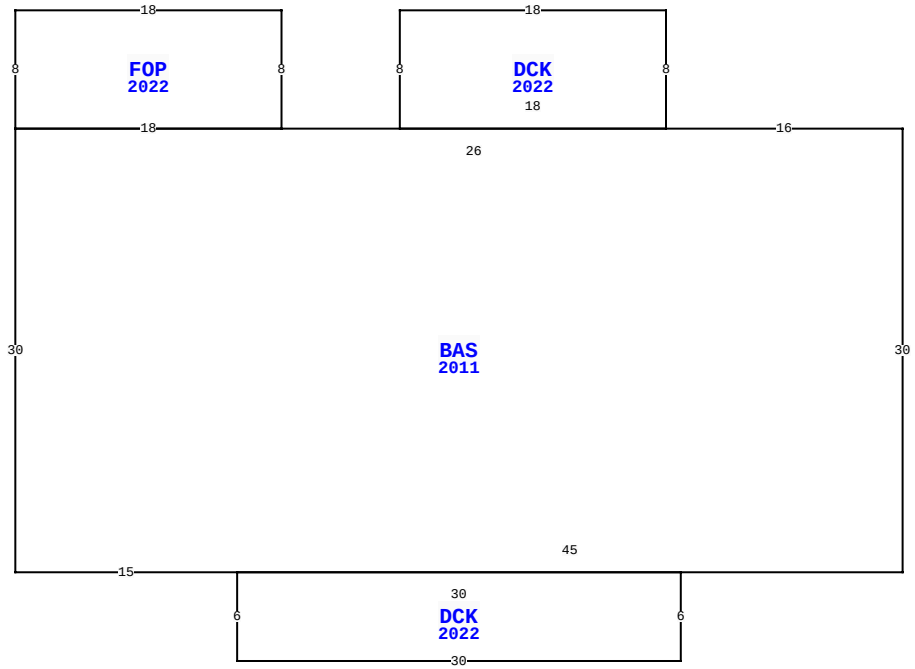
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2011	1,800	121,454
DCK	144	15	2022	22	1,484
DCK	180	15	2022	27	1,822
FOP	144	30	2022	43	2,902
TOTALS	2,268			1,892	127,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,892	128.0400	108.83	205,906	2009	2009	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2012 Heated Area: 1800 HX Base Yr 2012



54223 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		127,662
TOTAL MARKET OB/XF VALUE		1,512
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		216,674
SOH/AGL Deduction		120,564
ASSESSED VALUE		96,110
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,388
TOTAL JUST VALUE		216,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5373	CO ISSUED	0	10/17/2011
P14995	NEW CONSTR	0	09/01/2011
B24357	DEMOLITION	2,400	02/01/2011
7631	XFOB	7,344	10/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1754/1997	9/07/2011	WD	U	I	11	24,900
GRANTOR: LENDMARK FINANCIAL SE						
GRANTEE: TILTON KENNETH R						
1730/0792	2/21/2011	WD	U	I	12	64,800
GRANTOR: ROBERTS LLOYD & LINDA						
GRANTEE: LENDMARK FINANCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 DCK=[YR=2022] N8 W18 S8 E18$ W26
FOP=[YR=2022] N8 W18 S8 E18$ W18 S30 E15 DCK=[YR=2022] S6 E30 N6 W30$ E45 N30$.

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	0510	GARAGE WD-	0	100	24	18	432.00	SF	17.50	17.50	100	1991	1991	3	20	1,512	

LAND DESCRIPTION

TOTAL OB/XF 1,512

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	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 02/02/2023 BY KW Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS