IN OR 1887/1164
1986 SUMM DW/MH

BOYD LARRY D & NINA
54284 HUNTER RD
CALLAHAN, FL 32011

2025

37-1N-25-0000-0020-0070

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

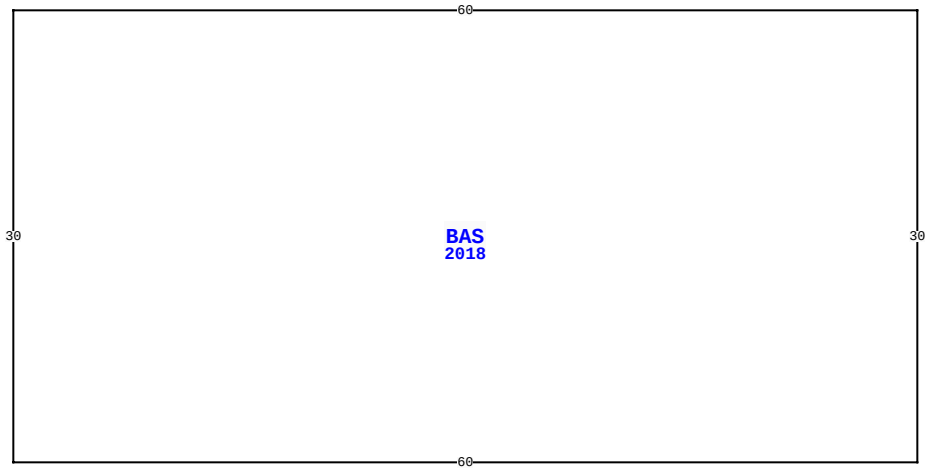
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2018	1,800	174,490
TOTALS	1,800			1,800	174,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	126.7200	107.71	193,878	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2014 Heated Area: 1800 HX Base Yr 2014



54284 HUNTER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,490
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		48,150
TOTAL MARKET VALUE		222,640
SOH/AGL Deduction		125,152
ASSESSED VALUE		97,488
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,766
TOTAL JUST VALUE		222,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009949	CO ISSUED	0	10/01/2018
18004119	MH MOVE-ON	0	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1887/1164	10/25/2013	QC	U	I	11	100

GRANTOR: CARD CLARENCE J

GRANTEE: BOYD LARRY D & NINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 S30 E60 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS