LOT 6 & PT OF LOT 5
IN OR 2734/846
(EX PT IN OR 348/202)

COLLINS GRACIE L/ROGERS JANICE LEE
54109 PAULAS CT
CALLAHAN, FL 32011

2025

37-1N-25-2940-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

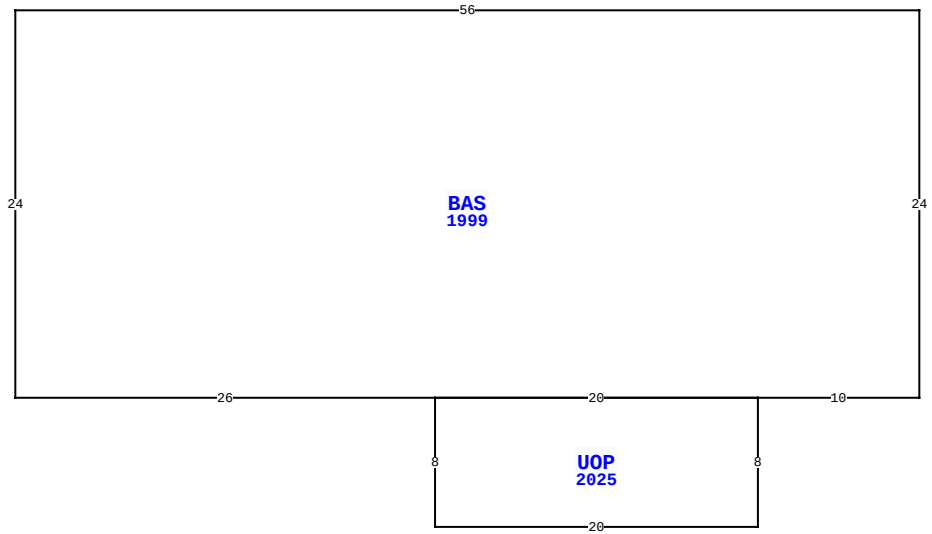
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1999	1,344	110,567
UOP	160	25	2025	40	3,290
TOTALS	1,504			1,384	113,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,384	134.4200	114.26	158,136	1999	2014	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 2025 Heated Area: 1344 HX Base Yr



54109 PAULAS CT, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	113,858
TOTAL MARKET OB/XF VALUE	896
TOTAL LAND VALUE - MARKET	83,700
TOTAL MARKET VALUE	198,454
SOH/AGL Deduction	0
ASSESSED VALUE	198,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,454
TOTAL JUST VALUE	198,454
NCON VALUE	40,666
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,120

EYB ADJSTD FOR METAL ROOF: 10/23KW
MISC STRGS= NV : KW 9/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992739	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/846	8/26/2024	WD	Q	I	01	220,800
GRANTOR: WIMBERLY LINDA ADAMS						
GRANTEE: COLLINS GRACIE L						
1942/0405	10/10/2014	WD	Q	I	01	77,000
GRANTOR: HUTTO CURTIS M JR ET						
GRANTEE: WIMBERLY LINDA ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W56 S24 E26 E20 E10 N24 $
UOP=[YR=2025;ORIG=-10,24] W20 S8 E20 N8 $
.

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	8	20	160.00	SF	10.00	10.00	100	2010	2010	3	56	896	

LAND DESCRIPTION

TOTAL OB/XF 896

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	0007	OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	45,000.00	45,000.00	83,700							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.86 Total Land Value: 83,700 Market: 0 Agricultural: 0 Common: 83,700 PRINTED 07/30/2025 BY SYS