TRACT 32
IN OR 2454/489 (EX R/W IN
OR 292/138 & ESMT'S IN

HOWARD JANICE M/HOWARD JOSHUA N
54051 LARRY LANE
CALLAHAN, FL 32011

2025

37-1N-25-296C-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

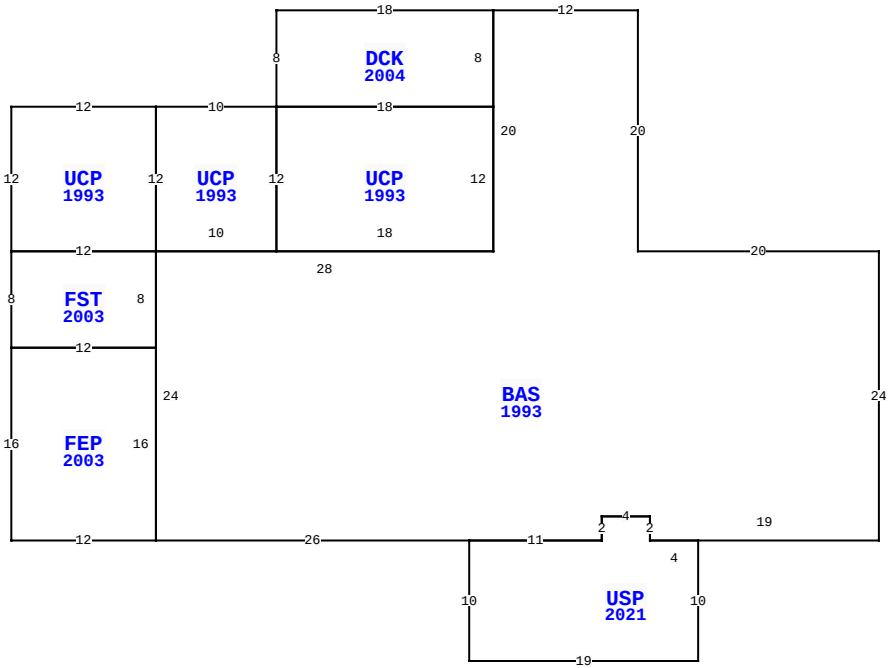
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,672	100	1993	1,672	46,348
DCK	144	10	2004	14	388
FEP	192	80	2003	154	4,269
FST	96	55	2003	53	1,469
UCP	120	20	1993	24	665
UCP	144	20	1993	29	804
UCP	216	20	1993	43	1,192
USP	198	30	2021	59	1,636
TOTALS	2,782			2,048	56,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	2,048	115.5000	92.40	189,235	1973	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1672 HX Base Yr 2022



54051 LARRY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		56,770
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		106,770
SOH/AGL Deduction		15,566
ASSESSED VALUE		91,204
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		35,482
TOTAL JUST VALUE		106,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0489	4/20/2021	WD	Q	I	01	115,000
GRANTOR: TRANTHAM JARRED						
GRANTEE: HOWARD JANICE M & J						
2368/1589	6/15/2020	FJ	U	I	11	0
GRANTOR: TRANTHAM PATRICIA A E						
GRANTEE: TRANTHAM JARRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N20 W12 DCK=[YR=2004] W18 S8
UCP=[YR=1993] W10 UCP=[YR=1993] W12 S12 FST=[YR=2003] S8
FEP=[YR=2003] S16 E12 N16 W12 $ E12 N8 W12 $ E12 N12 $ S12
E10 N12 $ UCP=[YR=1993] S12 E18 N12 W18 $ E18 N8 $ S20 W28
S24 E26 USP=[YR=2021] S10 E19 N10 W4 N2 W4 S2 W11 $ E11 N2
E4 S2 E19 N24 $.

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	0007	RM	177.00	390.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS