TRACT 45 2004 SPRI DW/MH
IN OR 1188/91
ESMT OR 299/287, OR 2405-1388

ELGIN SUSAN
54118 MARIA AVE
CALLAHAN, FL 32011

2025

37-1N-25-296C-0045-0000

BUILDING CHARACTERISTICS

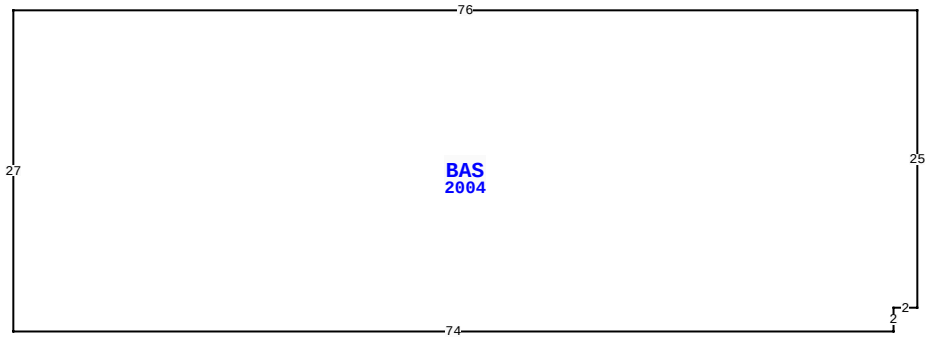
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	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	2,048	100	2004	2,048	111,160
TOTALS	2,048			2,048	111,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,048	122.8000	104.38	213,770	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 2048 HX Base Yr 2005



54118 MARIA AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 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		111,160
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		156,160
SOH/AGL Deduction		64,412
ASSESSED VALUE		91,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,026
TOTAL JUST VALUE		156,160
NCON VALUE		5,430
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7373	NEW CONSTR	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1188/0091	11/12/2003	WD	U	I	07	100
GRANTOR: HYSELL JACQUELINE						
GRANTEE: ELGIN SUSAN						
1174/1456	9/24/2003	QC	Q	I	06	100
GRANTOR: HYSELL JACQUELINE & S						
GRANTEE: ELGIN SUSAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S27 E74 N2 E2 N25$.

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	RM	150.00	300.00	1.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS