TRACT 59
IN OR 886/533
R787618 & R787619

GORDON TERRI LYNN
54842 CHURCH RD
CALLAHAN, FL 32011

2025

37-1N-25-296C-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

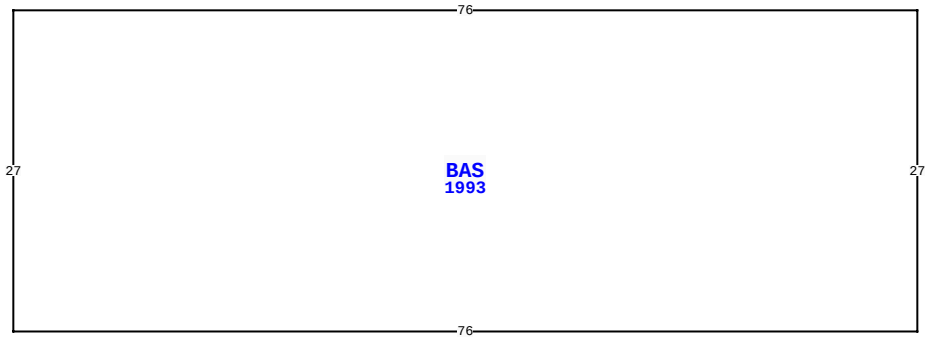
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1993	2,052	85,856
TOTALS	2,052			2,052	85,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	99.62	204,420	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 2024 Heated Area: 2052 HX Base Yr



54120 MARIA AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 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	85,856
TOTAL MARKET OB/XF VALUE	5,786
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	141,642
SOH/AGL Deduction	0
ASSESSED VALUE	141,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,642
TOTAL JUST VALUE	141,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992679	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/27	1/11/2005	FJ	U	I	11	0
GRANTOR: ZIEGELBAUER TERRI LYN						
GRANTEE: GORDON TERRI LYNN						
0886/0533	6/09/1999	WD	Q	I	01	100
GRANTOR: ZIEGELBAUER TERRI L F						
GRANTEE: ZIEGELBAUER TERRI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S27 E76 N27 $.

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	0811	CONCRETE B	0	0	0	0	685.00	SF	5.20	5.20	100	1985	1985	3	44	1,567	
2	0940	SHEDS/PORT	0	0	16	10	160.00	SF	20.10	20.10	100	1980	1980	3	20	643	
3	1242	WD DECK A	0	0	14	16	224.00	SF	10.00	10.00	100	1985	1985	3	20	448	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
5	0940	SHEDS/PORT	0	0	10	8	80.00	SF	18.30	18.30	100	1992	1992	3	20	293	

LAND DESCRIPTION

TOTAL OB/XF 5,786

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	0005	RM	158.00	282.00	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