

TRAVER AMANDA/FREEMAN JOHNNY
54169 CATHERINE AVE
CALLAHAN, FL 32011

37-1N-25-296C-0066-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05
AVERAGE 100

03
GABLE/HIP 100

03
COMP SHNGL 100

05
DRYWALL 100

14
CARPET 80

08
SHT VINYL 20

03
CENTRAL 100

04
AIR DUCTED 100

3 100
2 100

02
WOOD FRAME 100

1.
1. 100
0 100

09
QUALITY LEVEL 03

0200
MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,44010020041,44071,727

TOTALS1,4401,44071,726

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL OB/XF

1 000100CRES1000005RM150.00362.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0800021,440117.200099.62143,4532003200300050.0050.00

1 M/H 94+ - 100% - 2005Heated Area: 1440HX Base Yr 2005

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/31/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE71,726

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE121,726

SOH/AGL Deduction55,545

ASSESSED VALUE66,181

TOTAL EXEMPTION VALUEHX HB41,181

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE121,726

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE110,820

SALES DATA

OFF RECORD NumberDATETYPEINSTQ U V I RSN CD SALE PRICE

1290/14341/26/2005WDU I 07100

GRANTOR: T S FUNDING INC

GRANTEE: TRAVER AMANDA & JOH

1213/01403/04/2004WDQ I96,000

GRANTOR: T S FUNDING INC

GRANTEE: TRAVER AMANDA & JOH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S30 E48 N30\$.