LOT 3
L/E PT OR 1320/905
NASSAU VILLAGE 1B UNR

STURDIVANT NORBRA L/E/
54041 YOST COURT
CALLAHAN, FL 32011

2025

37-1N-25-299A-000B-0003

NASSAU COUNTY PROPERTY

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 60
Interior Floo	08	SHT VINYL 40
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
Quality	03	Quality Level 03

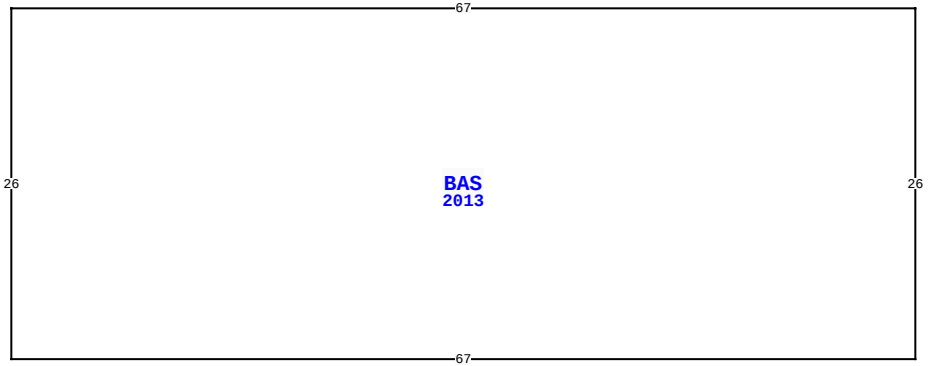
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	2013	1,742	51,706
TOTALS	1,742			1,742	51,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,742	116.4000	98.94	172,353	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1742 HX Base Yr



54032 YOST CT, 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	51,706
TOTAL MARKET OB/XF VALUE	8,411
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	110,117
SOH/AGL Deduction	1,180
ASSESSED VALUE	108,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,937
TOTAL JUST VALUE	110,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU	MH MOVE-ON	0	11/09/1995
7700	MH MOVE-ON	14,250	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1320/0905	5/18/2005	QC	U	I	18	100

GRANTOR: STURDIVANT EARL W & N
GRANTEE: STURDIVANT TRUST

0274/0069	9/01/1978	WD	Q	V		6,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W67 S26 E67 N26$.

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	1242	WD DECK A	0	0	6	12	72.00	SF	10.00	10.00	100	1991	1991	3	20	144	
2	1242	WD DECK A	0	0	0	0	232.00	SF	10.00	10.00	100	1991	1991	3	20	464	
3	0940	SHEDS/PORT	0	0	12	20	240.00	SF	21.30	21.30	100	1992	1992	3	20	1,022	
4	0940	SHEDS/PORT	0	0	8	12	96.00	SF	18.30	18.30	100	1993	1993	3	20	351	
5	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1993	1993	3	20	4,032	
6	0754	FOP	0	0	10	18	180.00	SF	15.00	15.00	100	2000	2000	3	20	540	
7	0350	CARPORT WD	0	0	24	9	216.00	SF	13.00	13.00	100	2000	2000	3	20	562	
8	0940	SHEDS/PORT	0	0	12	18	216.00	SF	30.00	30.00	100	2000	2000	3	20	1,296	

LAND DESCRIPTION

TOTAL OB/XF 8,411

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	0006	RM	136.00	263.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/27/2025 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS