LOT X
IN OR 990/465
R622019 & R622020

ALBRTITTON HERMAN K
54024 EDWARDS LANE
CALLAHAN, FL 32011

2025

37-1N-25-299E-000X-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

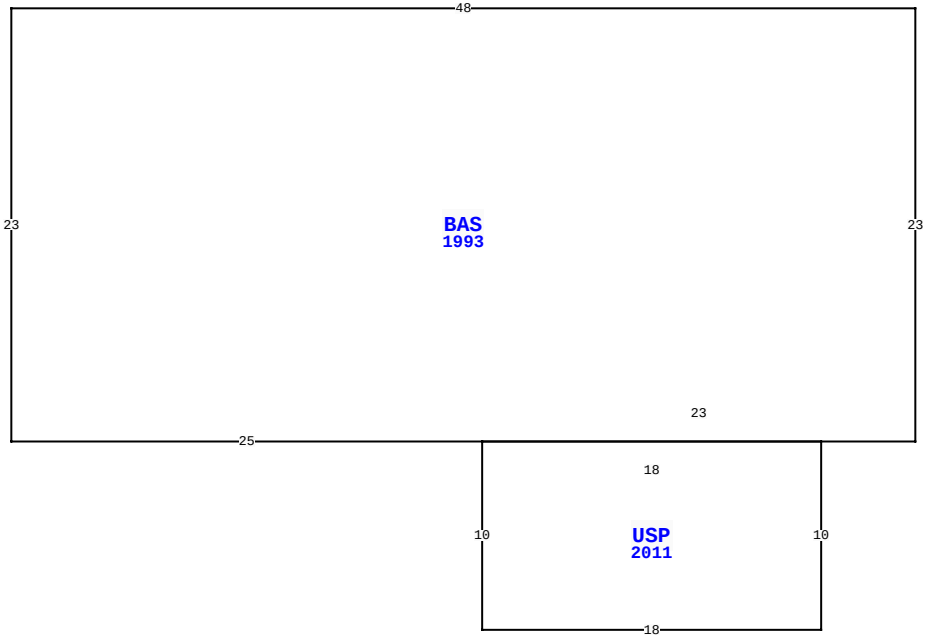
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	26,125
USP	180	50	2011	90	2,130
TOTALS	1,284			1,194	28,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,194	98.6000	78.88	94,183	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 1104 HX Base Yr 2002



54024 EDWARD LN, CALLAHAN

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

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	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1984	1984	3	20	2,688	
2	1242	WD DECK A	0	100	4	10	40.00	SF	10.00	10.00	100	1990	1990	3	20	80	
3	1242	WD DECK A	0	100	8	9	72.00	SF	10.00	10.00	100	1990	1990	3	20	144	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1995	1995	3	20	800	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		28,255
TOTAL MARKET OB/XF VALUE		3,712
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		81,967
SOH/AGL Deduction		45,297
ASSESSED VALUE		36,670
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,670
TOTAL JUST VALUE		81,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8318	MH MOVE-ON	2,000	09/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0990/0465	6/05/2001	WD	Q	I		40,000
GRANTOR: TESTON LAWRENCE E						
GRANTEE: ALBRTITTON HERMAN K						
0273/0247	8/01/1978	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E25 USP=[YR=2011] S10 E18 N10 W18$ E23 N23$.

LAND DESCRIPTION

TOTAL OB/XF 3,712

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		RM	0.00	0.00	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