LOT 28
IN OR 820 PG 1017
R672869 & R672870

ADAMS DEBORAH H
54082 EDWARD LANE
CALLAHAN, FL 32011

2025

37-1N-25-299E-0028-0000

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 90
Interior Floo	08	SHT VINYL 10
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

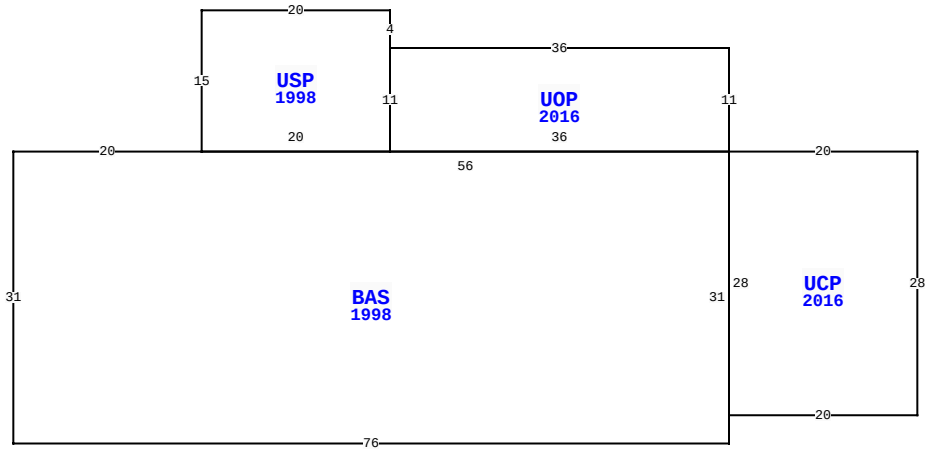
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1998	2,356	94,202
UCP	560	20	2016	112	4,478
UOP	396	25	2016	99	3,958
USP	300	50	1998	150	5,998
TOTALS	3,612			2,717	108,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,717	117.6000	99.96	271,591	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1999 Heated Area: 2356 HX Base Yr 1999



54082 EDWARD LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		108,636
TOTAL MARKET OB/XF VALUE		4,376
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		163,012
SOH/AGL Deduction		66,676
ASSESSED VALUE		96,336
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		40,614
TOTAL JUST VALUE		163,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984644	REMODEL	7,182	02/01/1998
MH972060	MH MOVE-ON	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0820/1017	1/23/1998	QC	U	I	07	100
GRANTOR: HENSON ROBERT & JOAN						
GRANTEE: ADAMS WALTER D & DE						
0812/0181	11/03/1997	QC	Q	I	01	5,000
GRANTOR: HENSON ROBERT S & JOA						
GRANTEE: ADAMS WALTER & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2016] W20 UOP=[YR=2016] N11 W36 USP=[YR=1998] N4 W20 S15BAS=[YR=1998] W20 S31 E76 N31 W56$ E20 N11$ S11 E36$ S28 E20 N28$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1985	1985	3	20	772	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1985	1985	3	20	804	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 4,376

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	146.00	352.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS