TRACT 26 R787708
IN OR 713 PG 1498
NASSAU VILLAGE WEST PB 5/23

TAWES GEORGE T & MARY B
54002 HOWARD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

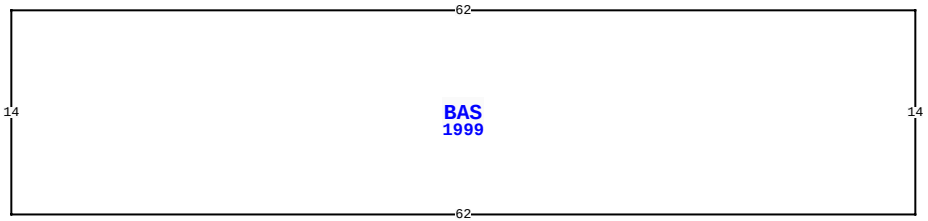
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	1999	868	23,285
TOTALS	868			868	23,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	868	105.2000	89.42	77,617	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 868 HX Base Yr



54029 DEBBIE CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,285
TOTAL MARKET OB/XF VALUE	160
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	73,445
SOH/AGL Deduction	8,126
ASSESSED VALUE	65,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,319
TOTAL JUST VALUE	73,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH1676	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0713/1498	9/09/1994	WD	Q	V		15,000
GRANTOR: HALL FREDERICK & JULI						
GRANTEE: TAWES GEORGE & MARY						
0343/0218	8/01/1981	MS	U	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W62 S14 E62 N14$.

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	0	0	80.00	SF	10.00	10.00	100	2001	2001	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 160

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	175.00	261.00	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