

TRACT 28
IN OR 1540/1897
2014 TOHO DW/MH

PAGE MICHAEL SHANE
54064 HOWARD ROAD
CALLAHAN, FL 32011

2025

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	30	VINYL 100	0800	02	1,800	117.4000	99.79	179,622	2014	2014	0	0	0	28.00	72.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2008													Heated Area: 1800													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	13	LVT/LAMNT 30																											
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	1,800	100	2014	1,800	129,328																								
TOTALS			1,800			1,800	129,328																						
EXTRA FEATURES						54064 HOWARD RD, CALLAHAN																							
L N	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	0810	CONCRETE A	0 100	6	18	108.00	SF	6.50	6.50	100	2005	2005	3	84	590														
2	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	22	792														
3	0940	SHEDS/PORT	0 100	18	20	360.00	SF	30.00	30.00	100	2005	2005	3	22	2,376														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	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 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																													