TRACT 74
IN OR 661 PG 1046
R567512 & R567513 & R567514

WALKER BONA
PO BOX 1812
CALLAHAN, FL 32011-1812

2025

37-1N-25-299F-0074-0000

BUILDING CHARACTERISTICS

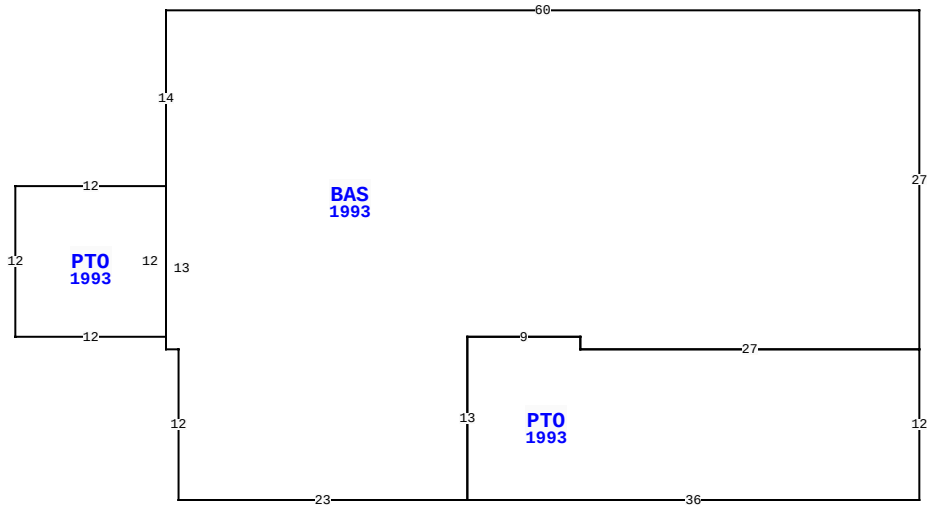
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,887	100	1993	1,887	53,259
PTO	144	5	1993	7	198
PTO	441	5	1993	22	621
TOTALS	2,472			1,916	54,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,916	117.6000	94.08	180,257	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1887 HX Base Yr 1993



54226 HOWARD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		54,077
TOTAL MARKET OB/XF VALUE		1,030
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		105,107
SOH/AGL Deduction		55,747
ASSESSED VALUE		49,360
TOTAL EXEMPTION VALUE	HX HB VX WR	35,000
BASE TAXABLE VALUE		14,360
TOTAL JUST VALUE		105,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9088	MH MOVE-ON	41,000	10/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0661/1046	6/18/1992	QC	U	V	13	20,000
GRANTOR: HOSKINS JAMES & E						
GRANTEE: WALKER BONA & GLORI						
0660/0531	6/03/1992	QC	U	V	10	100
GRANTOR: SCHULTZ NELLIE C						
GRANTEE: HOSKIN JAMES & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 PTO=[YR=1993] W12 S12 E12 N12$ S13 E1 S12 E23 PTO=[YR=1993] E36 N12 W27 N1 W9 S13$ N13 E9 S1 E27 N27$.

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	24	11	264.00	SF	19.50	19.50	100	1992	1992	3	20	1,030	

LAND DESCRIPTION

TOTAL OB/XF 1,030

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	198.00	291.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS