TRACT 76
IN OR 2073/1295
R497609 & R497610

DYKES RANDALL L
54163 HOWARD RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0076-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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	05	Quality Level 05

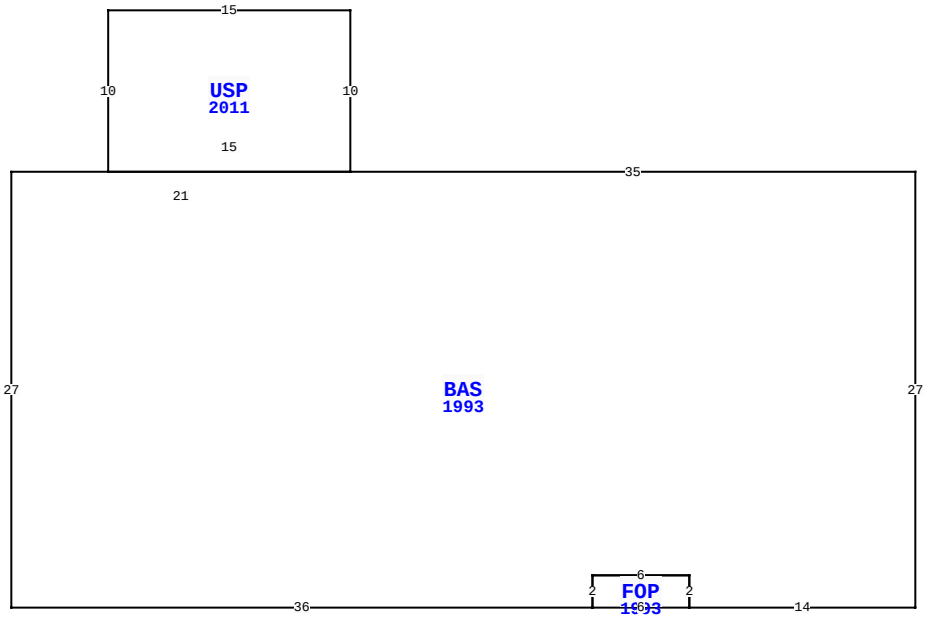
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1993	1,500	50,630
FOP	12	30	1993	4	135
USP	150	50	2011	75	2,531
TOTALS	1,662			1,579	53,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,579	140.6400	112.51	177,653	1991	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1500 HX Base Yr 2022



54163 HOWARD RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,296
TOTAL MARKET OB/XF VALUE		3,226
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		106,522
SOH/AGL Deduction		25,999
ASSESSED VALUE		80,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,801
TOTAL JUST VALUE		106,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2218661	H/AC	0	12/20/2022
8715	MH MOVE-ON	29,000	10/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2073/1295	7/25/2016	SW	U	I	12	45,000
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: DYKES RANDALL L						
2029/0860	2/19/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 USP=[YR=2011] N10 W15 S10 E15$ W21 S27 E36
FOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S2 E14 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	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,265	
2	0350	CARPORT WD	0	100	24	14	336.00	SF	13.00	13.00	100	2005	2005	3	22	961	

LAND DESCRIPTION

TOTAL OB/XF 3,226

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	152.00	289.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS