TRACT 85
IN OR 292 PG 690
NASSAU VILLAGE WEST PB 5/23

GORDON WANDA G
54102 CORNELIA COURT
CALLAHAN, FL 32011

2025

37-1N-25-299F-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

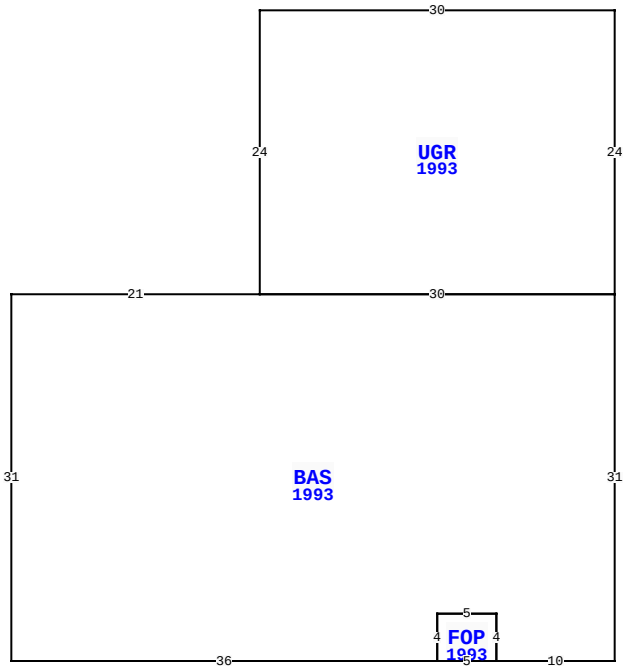
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	1993	1,561	143,940
FOP	20	30	1993	6	553
UGR	720	45	1993	324	29,876
TOTALS	2,301			1,891	174,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,891	97.0200	128.07	242,180	1979	1984	0	0	0	28.00	72.00

1 SNGL FAM – 100% - 0 Heated Area: 1561 HX Base Yr 1974



54102 CORNELIA CT, 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		174,370
TOTAL MARKET OB/XF VALUE		20,081
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		244,451
SOH/AGL Deduction		125,089
ASSESSED VALUE		119,362
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		63,640
TOTAL JUST VALUE		244,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226541	REPAIR/RRF	1,344	10/01/2012
R95314	REPAIR/RRF	2,788	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0145/0310	1/01/1973	CD	Q	V		3,795

GRANTOR:
GRANTEE:

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	1977	1977	3	20	8,400	
3	0811	CONCRETE B	0	100	0	0	104.00	SF	5.20	5.20	100	1979	1979	3	29	157	
4	0812	CONCRETE C	0	100	0	0	2,713.00	SF	4.00	4.00	100	2012	2012	3	92	9,984	

BUILDING DIMENSIONS

UGR=[YR=1993] W30 S24 BAS=[YR=1993] W21 S31 E36 FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E10 N31 W30$ E30 N24$.

LAND DESCRIPTION

TOTAL OB/XF 20,081

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	0006	RM	173.00	257.00	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