TRACT 92 R359691 & R359692
IN OR 358 PG 661
NASSAU VILLAGE WEST 5/23

CHAMPION JOHN N
54019 CORNELIA COURT
CALLAHAN, FL 32011

2025

37-1N-25-299F-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

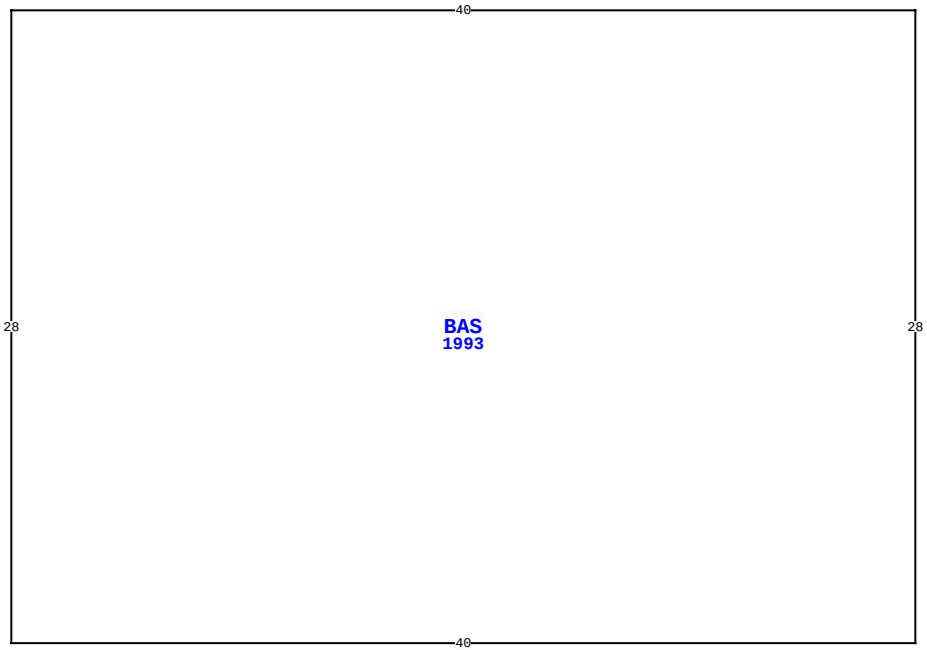
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	28,493
TOTALS	1,120			1,120	28,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,120	106.0000	84.80	94,976	1988	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1120 HX Base Yr 1983



54019 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		28,493
TOTAL MARKET OB/XF VALUE		26,494
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		104,987
SOH/AGL Deduction		44,771
ASSESSED VALUE		60,216
TOTAL EXEMPTION VALUE	HX HB	35,216
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S28 E40 N28$.

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	0754	FOP	0	100	40	17	680.00	SF	9.00	9.00	100	1995	1995	3	20	1,224	
2	1243	WD DECK F	0	100	0	0	574.00	SF	6.80	6.80	100	1997	1997	3	20	781	
3	0510	GARAGE WD-	0	100	30	26	780.00	SF	26.25	26.25	100	1998	1998	3	25	5,119	
4	0510	GARAGE WD-	0	100	43	36	1,548.00	SF	26.25	26.25	100	2001	2001	3	28	11,378	
5	0351	CARPORT MT	0	100	36	30	1,080.00	SF	10.00	10.00	100	2017	2017	3	74	7,992	

LAND DESCRIPTION

TOTAL OB/XF 26,494

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	0007	RM	165.00	266.00	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