TRACT 93 IN OR 923 PG 1105
NASSAU VILLAGE WEST PB 5/23
1996 FLEE DWMH

COBIA DEBBIE FAYE
54001 CORNELIA CT
CALLAHAN, FL 32011

2025

37-1N-25-299F-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

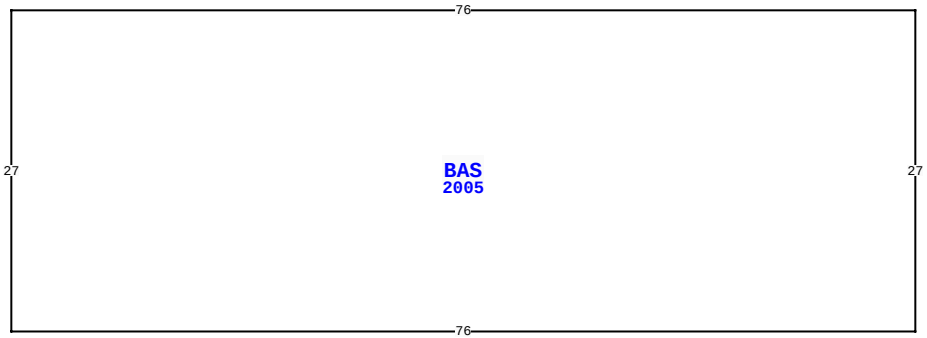
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2005	2,052	60,280
TOTALS	2,052			2,052	60,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	115.2000	97.92	200,932	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



54001 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	60,280
TOTAL MARKET OB/XF VALUE	3,287
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	113,567
SOH/AGL Deduction	0
ASSESSED VALUE	113,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,567
TOTAL JUST VALUE	113,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14603	ELEC OTHER	0	03/01/2005
MH	MH MOVE-ON	0	06/01/2004
P8062	NEW CONSTR	0	06/01/2004
MH982333	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0923/1105	3/09/2000	QC	Q	I	01	100
GRANTOR: HAYES JUDON SHANE						
GRANTEE: COBIA DEBBIE FAYE H						
0832/0678	5/04/1998	WD	Q	I	06	100
GRANTOR: COBIA LAWRENCE J JR						
GRANTEE: HAYES JUDSON & DEBB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S27 E76 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	1243	WD DECK F	0	0	18	8	144.00	SF	5.60	5.60	100	2004	2004	3	21	169	
2	1243	WD DECK F	0	0	30	12	360.00	SF	5.60	5.60	100	2004	2004	3	21	423	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 3,287

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	0	0007	RM	155.00	281.00	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