TRACT 94
NASSAU VILLAGE WEST PB 5/23

MCFADDEN CHRISTOPHER CLAY JR & BRIANNA JUNE
54012 JENELLE COURT
CALLAHAN, FL 32011

2025

37-1N-25-299F-0094-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

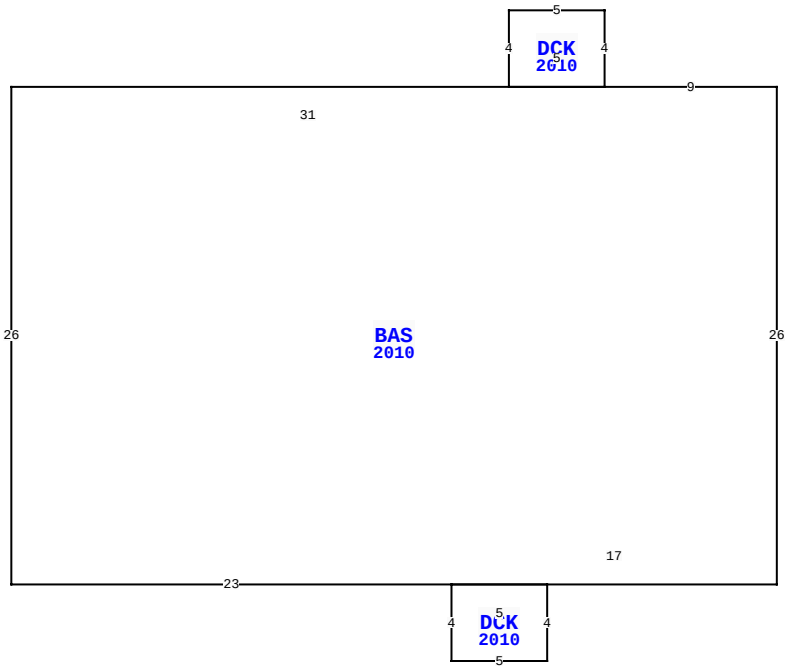
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2010	1,040	81,776
DCK	20	15	2010	3	236
DCK	20	15	2010	3	236
TOTALS	1,080			1,046	82,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,046	128.4800	109.21	114,234	2009	2014	0	0	0	28.00	72.00

2 M/H 94+ – 0% - 2023 Heated Area: 1040 HX Base Yr



54012 JENELLE 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	82,248
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	142,748
SOH/AGL Deduction	0
ASSESSED VALUE	142,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,748
TOTAL JUST VALUE	142,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24339	ADDITION	19,330	02/01/2011
C5256	CO ISSUED	0	04/06/2010
MH5256	MH MOVE-ON	0	03/01/2010
E22496	ELEC OTHER	0	03/01/2010
P14195	OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0932	9/09/2022	WD	Q	I	01	214,000
GRANTOR: GUTCHER RYAN						
GRANTEE: MCFADDEN CHRISTOPHE						
2302/0126	8/30/2019	WD	Q	I	01	102,800
GRANTOR: STEVENS WILLIAM T & A						
GRANTEE: GUTCHER RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W9 DCK=[YR=2010] N4 W5 S4 E5 $ W31 S26 E23
DCK=[YR=2010] S4 E5 N4 W5$ E17 N26$.

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	0510	GARAGE WD-	0	0	20	25	500.00	SF	35.00	35.00	100	2011	2011	3	60	10,500	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	0005	RM	155.00	310.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS