TRACT 95
IN OR 2062/1894
R108220 & 108221

NETTLES JOE
54073 CORNELIA CT
CALLAHAN, FL 32011

2025

37-1N-25-299F-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

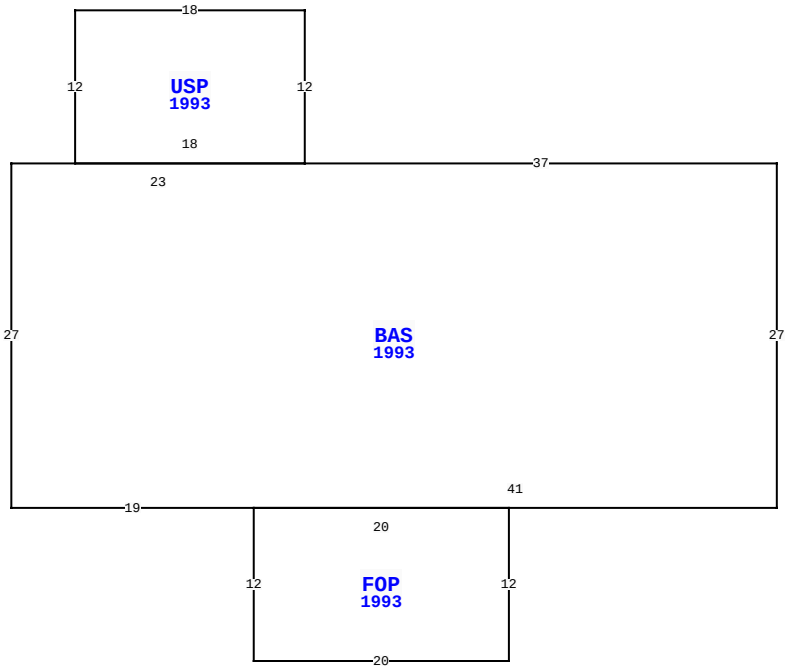
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	45,878
FOP	240	30	1993	72	2,039
USP	216	50	1993	108	3,059
TOTALS	2,076			1,800	50,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,800	118.0000	94.40	169,920	1983	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1620 HX Base Yr



54020 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	50,976
TOTAL MARKET OB/XF VALUE	27,238
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	128,214
SOH/AGL Deduction	31,800
ASSESSED VALUE	96,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,414
TOTAL JUST VALUE	128,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941426	GARAGE	500	12/01/1994
B941328	NEW CONSTR	10,608	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2062/1894	6/29/2016	SW	U	I	12	37,900
GRANTOR: BCAT 2015-14-ATT						
GRANTEE: NETTLES JOE						
2044/0412	4/25/2016	WD	U	I	11	85,600
GRANTOR: SIRK DONALD E & RHOND						
GRANTEE: BCAT 2015-14-ATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 USP=[YR=1993] N12 W18 S12 E18$ W23 S27 E19
FOP=[YR=1993] S12 E20 N12 W20$ E41 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	0	0	0	504.00	SF	5.20	5.20	100	1981	1981	3	32.5	852	
2	0812	CONCRETE C	0	0	0	0	3,140.00	SF	4.00	4.00	100	1988	1988	3	52	6,531	
3	0810	CONCRETE A	0	0	0	0	419.00	SF	6.50	6.50	100	1995	1995	3	68	1,852	
4	0511	GARAGE CB-	0	0	24	26	624.00	SF	40.00	40.00	100	1995	1995	3	68	16,973	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	

LAND DESCRIPTION

TOTAL OB/XF 27,238

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 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