BLOCK 2 LOT 3
2014 TOHO DW/MH
IN OR 1054/1292

MANNING FRANCES
54096 EVA COURT
CALLAHAN, FL 32011

2025

37-1N-25-299N-0002-0030

BUILDING CHARACTERISTICS

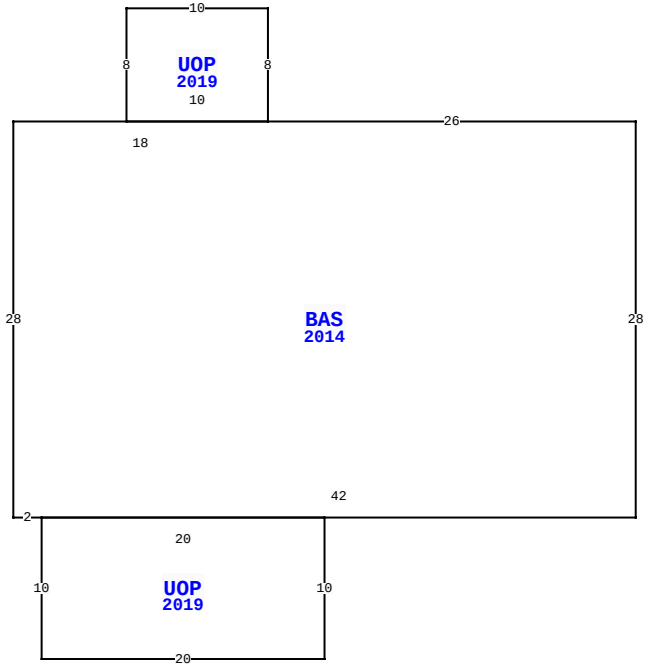
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,232	100	2014	1,232	96,537
UOP	80	25	2019	20	1,567
UOP	200	25	2019	50	3,918
TOTALS	1,512			1,302	102,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,302	128.0400	108.83	141,697	2014	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 0 Heated Area: 1232 HX Base Yr 1990



54096 EVA CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		102,022
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		152,598
SOH/AGL Deduction		68,355
ASSESSED VALUE		84,243
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,521
TOTAL JUST VALUE		152,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU14555	CO ISSUED	0	05/09/2014
MHU14555	MH MOVE-ON	0	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/1292	5/08/2002	QC	Q	I	06	12,900
GRANTOR: NETTLES JAMES & MARJO						
GRANTEE: MANNING JOSEPH & FR						
0451/0181	4/01/1985	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W26 UOP=[YR=2019] N8 W10 S8 E10$ W18 S28 E2
UOP=[YR=2019] S10 E20 N10 W20$ E42 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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1989	1989	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS