BLOCK 2 LOT 4
IN OR 476 PG 61
POINT SOUTH 3 PB 4/98 & 99

SMITH STANZA L & MARGARET ANN
54124 EVA COURT
CALLAHAN, FL 32011

2025

37-1N-25-299N-0002-0040

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

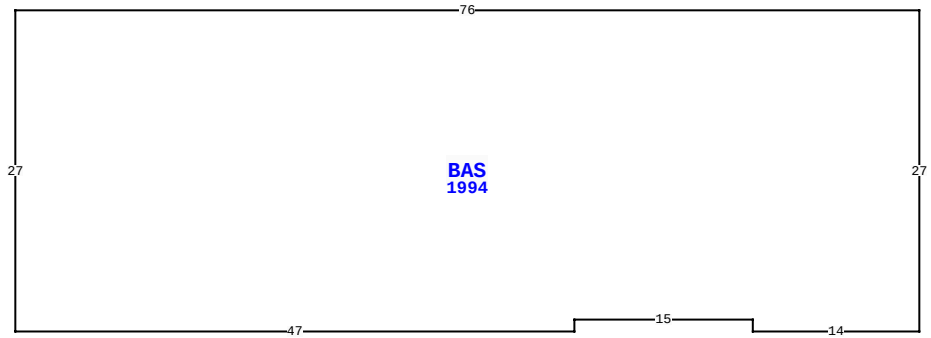
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,037	100	1994	2,037	61,086
TOTALS	2,037			2,037	61,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,037	117.6000	99.96	203,619	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 2037 HX Base Yr 1986



54124 EVA 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		61,086
TOTAL MARKET OB/XF VALUE		1,869
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		112,955
SOH/AGL Deduction		53,670
ASSESSED VALUE		59,285
TOTAL EXEMPTION VALUE	HX HB	34,285
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93314	MH MOVE-ON	40,000	01/01/1994
6915	XFOB	2,100	01/02/1991
8408	MH MOVE-ON	3,500	01/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0476/0061	12/01/1985	WD	U	I		12,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W76 S27 E47 N1 E15 S1 E14 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	1242	WD DECK A	0	100	6	12	72.00	SF	10.00	10.00	100	1993	1993	3	20	144	
2	0510	GARAGE WD-	0	100	16	20	320.00	SF	26.95	26.95	100	1993	1993	3	20	1,725	

LAND DESCRIPTION

TOTAL OB/XF 1,869

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 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