

BLOCK 2 LOT 8
POINT SOUTH #3 PB 4/98 &99

LONG SARAH
54055 EVA CT
CALLAHAN, FL 32011

2025

37-1N-25-299N-0002-0080



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 100			
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	1,610	100	2008	1,610	157,159
DCK	80	15	2008	12	1,172
FEP	104	85	2008	88	8,590
TOTALS	1,794			1,710	166,920

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,710	127.6000	108.46	185,467	1998	2018	0	0	0 10.00	90.00
1 M/H 94+ - 100% - 2025											
Heated Area: 1698											
HX Base Yr 2025											
BAS 2008 DCK 2008 FEP 2008											
54055 EVA CT, CALLAHAN											
				BLD DATE					LGL DATE	03/31/2025	
				XF DATE					LAND DATE	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										166,920			
TOTAL MARKET OB/XF VALUE										0			
TOTAL LAND VALUE - MARKET										50,000			
TOTAL MARKET VALUE										216,920			
SOH/AGL Deduction										0			
ASSESSED VALUE										216,920			
TOTAL EXEMPTION VALUE					HX HB					50,722			
BASE TAXABLE VALUE										166,198			
TOTAL JUST VALUE										216,920			
NCON VALUE										105,171			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										102,205			