LOT 22
POINT SOUTH #4 PB 4/111 & 112

MOORE MARK
54011 WANDA WAY
CALLAHAN, FL 32011

2025

37-1N-25-2990-0022-0000

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	02	MIN PLYWD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

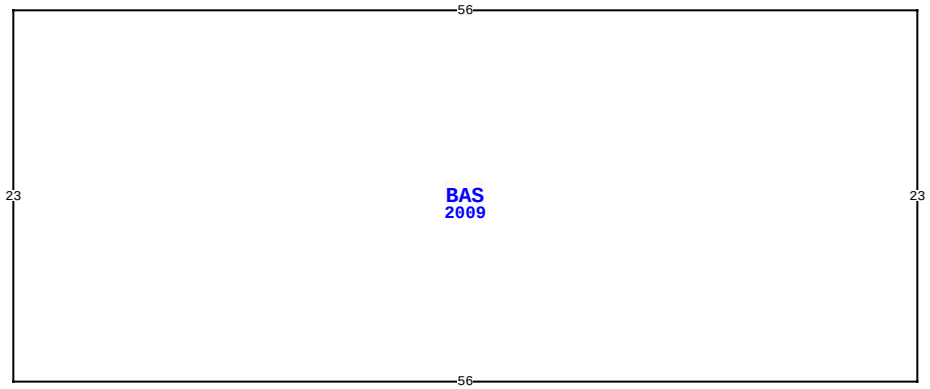
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2009	1,288	20,989
TOTALS	1,288			1,288	20,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,288	67.9000	54.32	69,964	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1288 HX Base Yr



54011 WANDA WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	20,989
TOTAL MARKET OB/XF VALUE	1,552
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	72,541
SOH/AGL Deduction	30,253
ASSESSED VALUE	42,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,288
TOTAL JUST VALUE	72,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992540	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2348/0923	2/10/2005	WD	Q	I		35,000
GRANTOR: RICHARD H WYSE TESTAM						
GRANTEE: MOORE MARK						
1237/0790	6/11/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: ROTHSTEIN SIMON D T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W56 S23 E56 N23$.

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	0	10	8	80.00	SF	10.00	10.00	100	1997	1997	3	20	160	
2	0681	POLE SHED	0	0	16	20	320.00	SF	15.00	15.00	100	2002	2002	3	29	1,392	

LAND DESCRIPTION

TOTAL OB/XF 1,552

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		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