TRACT 2 SEC 46-2N-25
OR 291 PG 722
2004 SKYO DW/MH

GORDON TERRI LYNN
54842 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0002-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

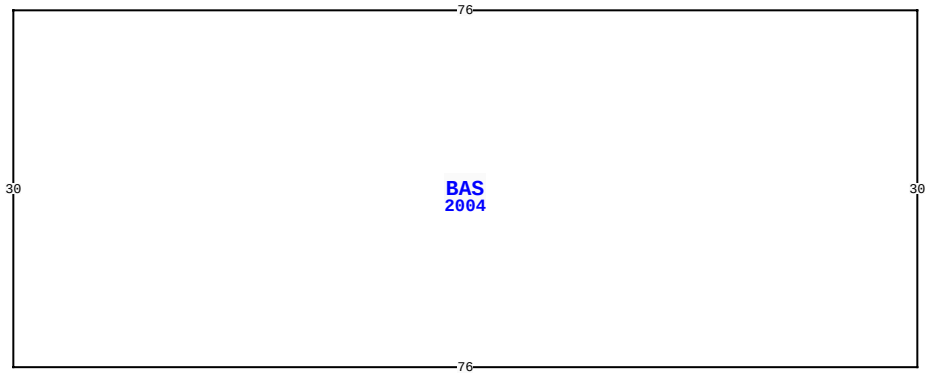
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2004	2,280	118,110
TOTALS	2,280			2,280	118,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	99.62	227,134	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2024 Heated Area: 2280 HX Base Yr 2024



54842 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		118,110
TOTAL MARKET OB/XF VALUE		6,823
TOTAL LAND VALUE - MARKET		82,800
TOTAL MARKET VALUE		207,733
SOH/AGL Deduction		80,953
ASSESSED VALUE		126,780
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,058
TOTAL JUST VALUE		207,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4417	MH MOVE-ON	0	06/01/2004
P8132	NEW CONSTR	0	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/0972	2/07/2023	FJ	U	I	11	0
GRANTOR: SIRMANS TINY M EST						
GRANTEE: GORDON TERRI LYNN						
0291/0722	3/01/1979	WD	Q	V		8,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S30 E76 N30$.

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	16	20	320.00	SF	20.10	20.10	100	1989	1989	3	20	1,286	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.30	21.30	100	1993	1993	3	20	1,022	
3	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1998	1998	3	25	750	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
5	0754	FOP	0	100	20	10	200.00	SF	15.00	15.00	100	2006	2006	3	24	720	

LAND DESCRIPTION

TOTAL OB/XF 6,823

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		OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.84 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 07/30/2025 BY SYS