TRACT 6 SEC 46-2N-25
IN OR 2110/1838
REPLAT OF GOVT LOT 9 UNR

RAU TIMOTHY D
54784 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0006-0000

BUILDING CHARACTERISTICS

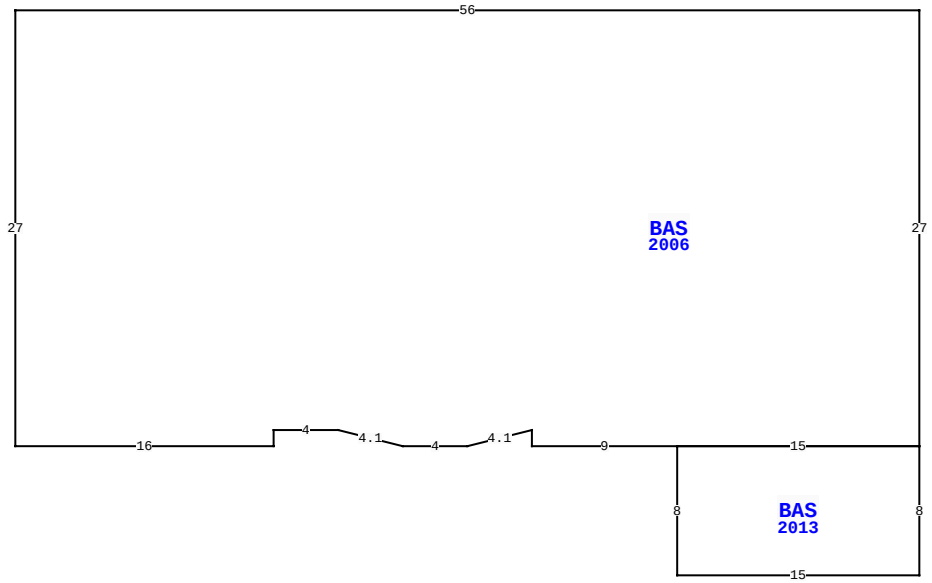
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,504	100	2006	1,504	15,599
BAS	120	100	2013	120	1,245
TOTALS	1,624			1,624	16,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,624	64.8200	51.86	84,221	1987	1987	0	0	25	70.00	20.00

1 M/H 93- – 100% - 2007 Heated Area: 1624 HX Base Yr 2007



54784 CHURCH RD, CALLAHAN

BLD DATE	02/27/2007 KW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		16,844
TOTAL MARKET OB/XF VALUE		586
TOTAL LAND VALUE - MARKET		82,800
TOTAL MARKET VALUE		100,230
SOH/AGL Deduction		70,170
ASSESSED VALUE		30,060
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,060
TOTAL JUST VALUE		100,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971707	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/1838	3/30/2017	QC	U	I	11	100
GRANTOR: RAU DONNA G						
GRANTEE: RAU TIMOTHY D						
0527/0378	9/24/1987	WD	Q	V		13,000
GRANTOR: DOUGLAS JOHN J						
GRANTEE: RAU TIMOTHY & DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S27 E16 N1 E4 D1 R4 E4 U1 R4 S1 E9
BAS=[YR=2013] S8 E15 N8 W15$ E15 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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	18.30	18.30	100	1992	1992	3	20	586	

LAND DESCRIPTION

TOTAL OB/XF 586

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	1.84	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