TRACT 14 (EX S-1)
IN OR 833/1719 SEC 46-2N-25
ESMT IN OR 489/1077

FLOWERS CAROLYN ENSIGN
54170 SEAGULL DR
CALLAHAN, FL 32011

2025

37-1N-25-299R-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

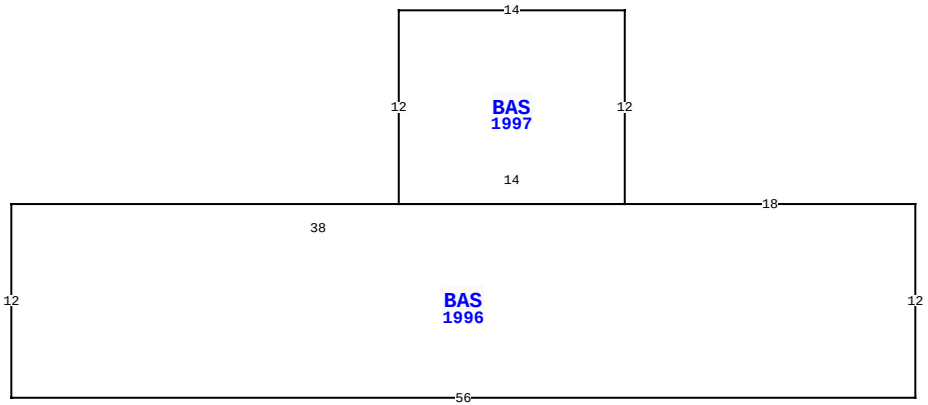
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1996	672	13,257
BAS	168	100	1997	168	3,314
TOTALS	840			840	16,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	82.2000	65.76	55,238	1971	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



54847 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	16,571
TOTAL MARKET OB/XF VALUE	2,202
TOTAL LAND VALUE - MARKET	60,480
TOTAL MARKET VALUE	79,253
SOH/AGL Deduction	4,258
ASSESSED VALUE	74,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,995
TOTAL JUST VALUE	79,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH99	MH MOVE-ON	0	01/01/1999
E974256	CHNGE SRVC	0	12/01/1997
MHU95936	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0833/1719	5/13/1998	WD	Q	I		42,500
GRANTOR: GORDON STEVEN VERNETT						
GRANTEE: ENSIGN CAROLYN						
0379/0481	2/01/1983	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W18 BAS=[YR=1997] N12 W14 S12 E14$ W38 S12 E56 N12$.

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	0351	CARPORT MT	0	0	20	28	560.00	SF	10.00	10.00	100	1993	1993	3	20	1,120	
2	0751	UOP	0	0	52	8	416.00	SF	10.00	10.00	100	1999	1999	3	26	1,082	

LAND DESCRIPTION

TOTAL OB/XF 2,202

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	2.88	AC		1.00	1.00	0.60	35,000.00	21,000.00	60,480							

REVIEW DATE 05/18/2021 BY KBA Total Acres: 2.88 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 07/30/2025 BY SYS