TRACT 28 IN OR 472 PG 92
2003 MERT DW/MH
REPLAT OF GOVT LOT 9 UNR

BARNES PATRICIA M
54701 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

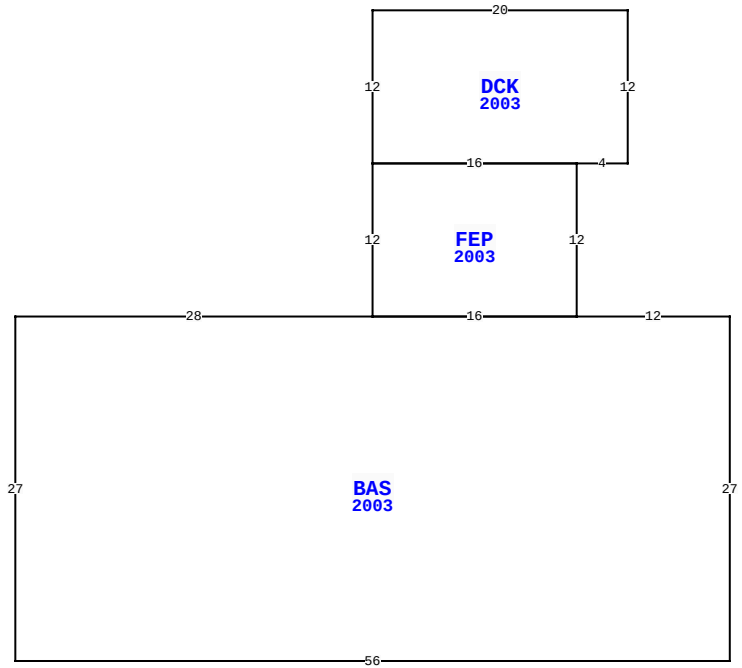
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2003	1,512	104,500
DCK	240	15	2003	36	2,488
FEP	192	85	2003	163	11,266
TOTALS	1,944			1,711	118,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,711	135.5200	115.19	197,090	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 0 Heated Area: 1675 HX Base Yr 1986



54701 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		118,254
TOTAL MARKET OB/XF VALUE		8,498
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		173,102
SOH/AGL Deduction		101,215
ASSESSED VALUE		71,887
TOTAL EXEMPTION VALUE	HX HB WX	51,887
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		173,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,542

EYB AJSTD FOR NEWER METAL ROOF: 10/23KW
CRPTS(XFOB) ATTACHED TO DW/MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6389	NEW CONSTR	0	01/28/2003
E10765	NEW CONSTR	0	02/01/2002
M6758	H/AC	0	02/01/2002
E973616	CHNGE SRVC	0	04/01/1997
94733	REPAIR/RRF	3,288	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0472/0092	11/01/1985	WD	Q	I		14,000
GRANTOR:						
GRANTEE:						
0355/0052	3/01/1982	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=-20,34] W28 S27 E56 N27 W12 W16 $
FEP=[YR=2003;ORIG=-20,22] S12 E16 N12 W16 $
DCK=[YR=2003;ORIG=-20,10] S12 E16 E4 N12 W20 $
.

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	12	192.00	SF	20.10	20.10	100	1985	1985	3	20	772	
2	0351	CARPORT MT	0	100	12	14	168.00	SF	6.60	6.60	100	2003	2003	3	20	222	
3	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2002	2002	3	20	480	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
5	0476	VF 6 SBPL	0	100	196	0	196.00	LF	32.00	32.00	100	2005	2005	3	64	4,014	

LAND DESCRIPTION

TOTAL OB/XF 8,498

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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS