TRACT 36
IN OR 1357/239
REPLAT OF OGILVIE LOT 9 SUB

PAGE COREY A
543022 US HIGHWAY 1
CALLAHAN, FL 32011

2025

37-1N-25-299R-0036-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

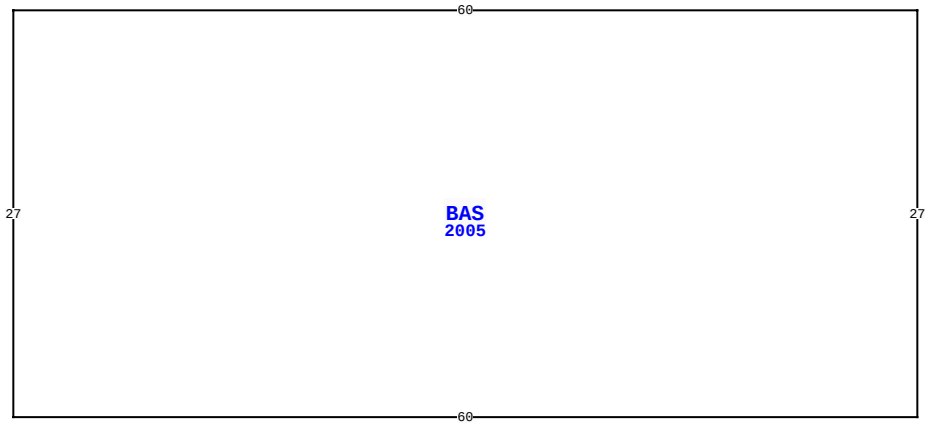
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2005	1,620	45,567
TOTALS	1,620			1,620	45,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	117.2000	93.76	151,891	1990	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1620 HX Base Yr



54676 CHURCH RD, CALLAHAN

BLD DATE		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	45,567
TOTAL MARKET OB/XF VALUE	3,243
TOTAL LAND VALUE - MARKET	73,800
TOTAL MARKET VALUE	122,610
SOH/AGL Deduction	24,489
ASSESSED VALUE	98,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,121
TOTAL JUST VALUE	122,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250006674	27*56 4/2 CHAMPIO	0	06/20/2025
MH982340	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1357/0239	10/07/2005	CT	U	I	14	11,000
GRANTOR: CLERK OF COURT						
GRANTEE: PAGE COREY A						
0864/0462	1/25/1999	WD	U	I	11	64,000
GRANTOR: JONES JOSEPH D						
GRANTEE: SMITH JERRY A & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S27 E60 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	0351	CARPORT MT	0	0	23	20	460.00	SF	5.90	5.90	100	1998	1998	3	20	543	
2	1242	WD DECK A	0	0	0	0	195.00	SF	10.00	10.00	100	1998	1998	3	20	390	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 3,243

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	0006	OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	45,000.00	45,000.00	73,800							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.64 Total Land Value: 73,800 Market: 0 Agricultural: 0 Common: 73,800 PRINTED 07/30/2025 BY SYS