BLOCK 4 LOT 37
PT OR 2506/1682
1990 SUNS DW/MH

BUCKLAND KARA
95114 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

37-1N-25-299S-0004-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
Quality	03	Quality Level 03

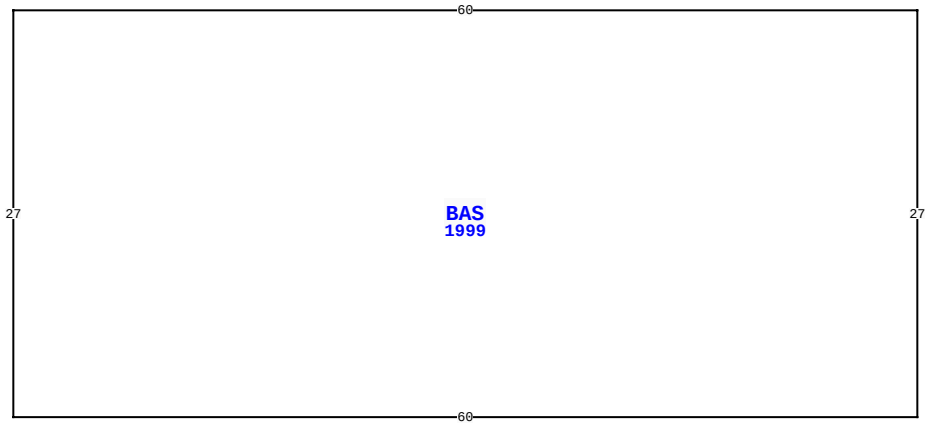
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1999	1,620	44,790
TOTALS	1,620			1,620	44,790

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	115.2000	92.16	149,299	1990	1990	0	0	0	70.00	30.00

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



54411 BEA RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	44,790
TOTAL MARKET OB/XF VALUE	3,175
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	97,965
SOH/AGL Deduction	1,785
ASSESSED VALUE	96,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,180
TOTAL JUST VALUE	97,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982110	MH MOVE-ON	0	03/01/1998
8291	MH MOVE-ON	7,500	09/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/1682	10/18/2021	PR	U	I	19	100
GRANTOR: BUCKLAND KARA P/R OF						
GRANTEE: BUCKLAND KARA						
1999/1575	8/13/2015	WD	U	I	37	35,000
GRANTOR: SMITH DONALD RAY						
GRANTEE: SMITH KATHY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] 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	1242	WD DECK A	0	0	7	6	42.00	SF	10.00	10.00	100	1997	1997	3	20	84	
2	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1997	1997	3	20	256	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 3,175

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS