

LOVELADY CHARLES JR & DEBORAH
54243 HELLER ROAD
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
12 MODULAR MT 100
04 PLYWOOD 50
05 DRYWALL 50
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
06 DIST 1D 100
03 Quality Level 03
0200 MOBILE HOME
MKT AREA 08
8026.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,456 100 1993 1,456 42,911
DCK 192 15 2007 29 855
TOTALS 1,648 1,485 43,766

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0820 02 1,485 122.8000 98.24 145,886 1984 1994 0 0 70.00 30.00

M/H 93- - 100% - 0 Heated Area: 1456 HX Base Yr

BAS 1993
DCK 2007

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 6 Tax Dist:
BUILDING MARKET VALUE 43,766
TOTAL MARKET OB/XF VALUE 1,890
TOTAL LAND VALUE - MARKET 100,000
TOTAL MARKET VALUE 145,656
SOH/AGL Deduction 58,390
ASSESSED VALUE 87,266
TOTAL EXEMPTION VALUE HX HB 50,722
BASE TAXABLE VALUE 36,544
TOTAL JUST VALUE 145,656
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 130,255

PERMIT NUM DESCRIPTION AMT ISSUED
MH250004581 MANU REPL 0 04/30/2025

SALES DATA
OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
0519/0445 6/24/1987 WD Q V 8,800
GRANTOR: CLAIRE HOWARD INC
GRANTEE: LOVELADY CHARLES JR
0519/0518 6/05/1987 WD Q V 9,300
GRANTOR: CLAIRE HOWARD INC
GRANTEE: LOVELADY CHARLES JR

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W56 S26 E18 DCK=[YR=2007] S12 E16 N12 W16\$ E38 N26\$.

EXTRA FEATURES

54243 HELLER RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/31/2025 MLU

L N 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 0500 FP-PRE FAB 0 100 0 1.00 UT 3,500.00 3,500.00 100 1984 1984 3 54 1,890

LAND DESCRIPTION

TOTAL OB/XF 1,890

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 1.00 LT 1.00 1.00 1.00 50,000.00 50,000.00 50,000

2 000100 C RES 100 OR 0.00 0.00 1.00 LT 1.00 1.00 1.00 50,000.00 50,000.00 50,000

REVIEW DATE 06/24/2025 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS