BLOCK 7 LOT 13
IN OR 576 PG 21
1990 MERIT DW/MH

ADAMCZYK RONALD J
54075 JERRA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0007-0130

BUILDING CHARACTERISTICS

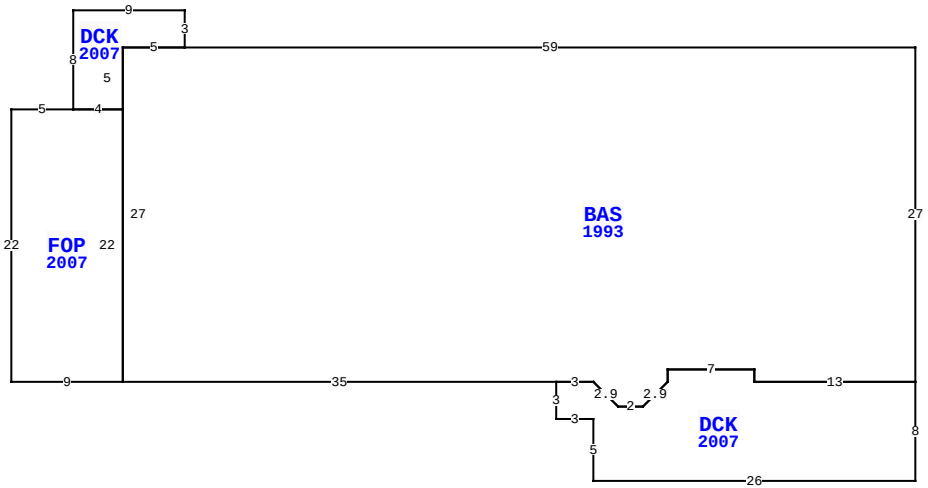
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,729	100	1993	1,729	51,331
DCK	47	15	2007	7	208
DCK	216	15	2007	32	950
FOP	198	30	2007	59	1,752
TOTALS	2,190			1,827	54,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,827	123.7000	98.96	180,800	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1729 HX Base Yr



54075 JERRA RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 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	54,240
TOTAL MARKET OB/XF VALUE	12,185
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	116,425
SOH/AGL Deduction	25,588
ASSESSED VALUE	90,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,837
TOTAL JUST VALUE	116,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0576/0021	8/02/1989	QC	Q	I	01	1,000
GRANTOR: ADAMCZYK MARY R						
GRANTEE: ADAMCZYK RONALD J						
0520/0997	6/23/1987	WD	Q	V		9,500
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: ADAMCZYK RONALD & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W59 DCK=[YR=2007] N3 W9 S8 FOP=[YR=2007] W5 S22 E9 N22 W4$ E4 N5 E5$ W5 S27 E35 DCK=[YR=2007] S3 E3 S5 E26 N8 W13 N1 W7 S1 D2 L2 W2 U2 L2 W3$ E3 R2 D2 E2 R2 U2 N1 E7 S1 E13 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	0940	SHEDS/PORT	0	0	6	10	60.00	SF	13.20	13.20	100	1980	1980	3	20	158	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1992	1992	3	20	600	
4	0810	CONCRETE A	0	0	43	2	86.00	SF	6.50	6.50	100	1992	1992	3	62	347	
5	0510	GARAGE WD-	0	0	25	28	700.00	SF	35.00	35.00	100	2006	2006	3	40	9,800	

LAND DESCRIPTION

TOTAL OB/XF 12,185

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 11/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS