BLOCK 7 LOT 14
IN OR 503 PG 1045
R497868 & R497869

WALKER RICHARD D
54107 JERRA ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0007-0140

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 90
Interior Floo	08	SHT VINYL 10
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

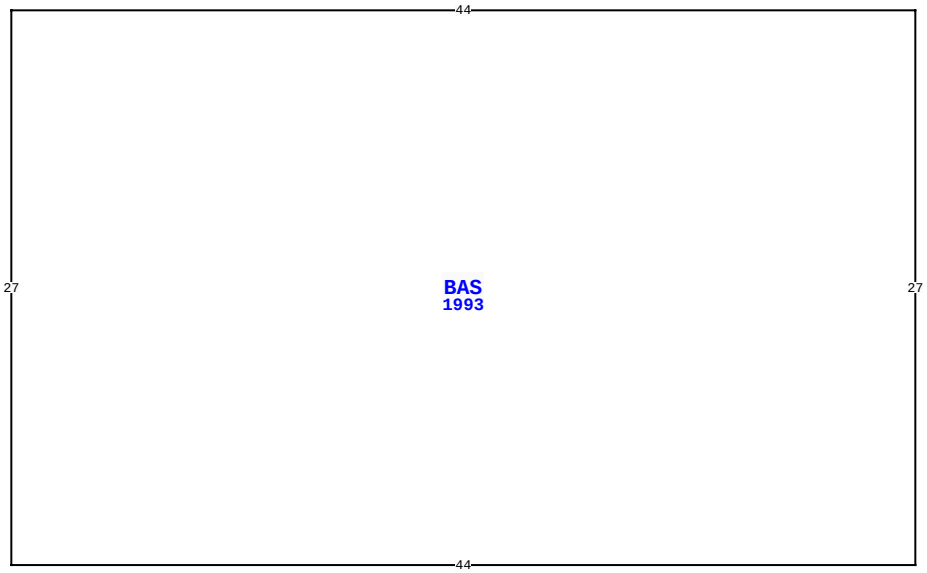
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	35,241
TOTALS	1,188			1,188	35,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,188	123.6000	98.88	117,469	1984	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1188 HX Base Yr 1993



54107 JERRA 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		35,241
TOTAL MARKET OB/XF VALUE		16,026
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		101,267
SOH/AGL Deduction		47,928
ASSESSED VALUE		53,339
TOTAL EXEMPTION VALUE	HX HB	28,339
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		101,267
NCON VALUE		3,744
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0503/1045	11/01/1986	WD	U	V		9,300
GRANTOR:						
GRANTEE:						
0420/0689	5/01/1984	CD	Q	V		9,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S27 E44 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	100	12	16	192.00	SF	21.30	21.30	100	1985	1985	3	20	818	
2	0510	GARAGE WD-	0	100	25	35	875.00	SF	35.00	35.00	100	2004	2004	3	32	9,800	
3	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2015	2015	3	65	1,664	
4	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50	6.50	100	2025	2023		100	3,744	

LAND DESCRIPTION

TOTAL OB/XF 16,026

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

REVIEW DATE 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS