

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 70	
Interior Floo	08	SHT VINYL 30	
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	
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
BAS	1,404	100	2010
TOTALS	1,404		1,404
			86,421

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,404	116.8000	99.28	139,389	2009	2009	0	0	38.00	62.00												
1 M/H 94+ - 100% - 2016			Heated Area: 1404			HX Base Yr 2016																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2010</div> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>03/31/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					03/31/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				03/31/2025	MLU																		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		116,347	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		166,347	
SOH/AGL Deduction		54,673	
ASSESSED VALUE		111,674	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		60,952	
TOTAL JUST VALUE		166,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		152,314	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005762	GARAGE	62,766	05/06/2021
C5295	CO ISSUED	0	08/01/2010
P14393	NEW CONSTR	0	08/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/1671	2/12/2014	WD	U	I	12	69,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: NEWTON CHRISTOPHER						
1877/1672	9/09/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

EXTRA FEATURES																
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
54126 JEANNIE RD, CALLAHAN																
TOTAL OB/XF 0																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2010] W52 S27 E52 N27 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floop	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality		06	Quality Level 06
DOR CODE		0200	MOBILE HOME
MAP NUM			MKT AREA 08
NEIGHBORHOOD/LOC		8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	2021
TOTALS	1,200		1,200
			29,926

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2016				Heated Area: 1200				HX Base Yr 2016			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">24</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">24</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">50</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">50</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2021</div> </div>											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						03/31/2025		MLU			

EXTRA FEATURES											
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54126 JEANNIE RD, CALLAHAN											

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GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2021] W24 S50 E24 N50\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV