BLOCK 9 LOT 1
IN OR 2031/1068
1982 SPRI DW

BAILEY RAMONA D
54251 JEANNIE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0010

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 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

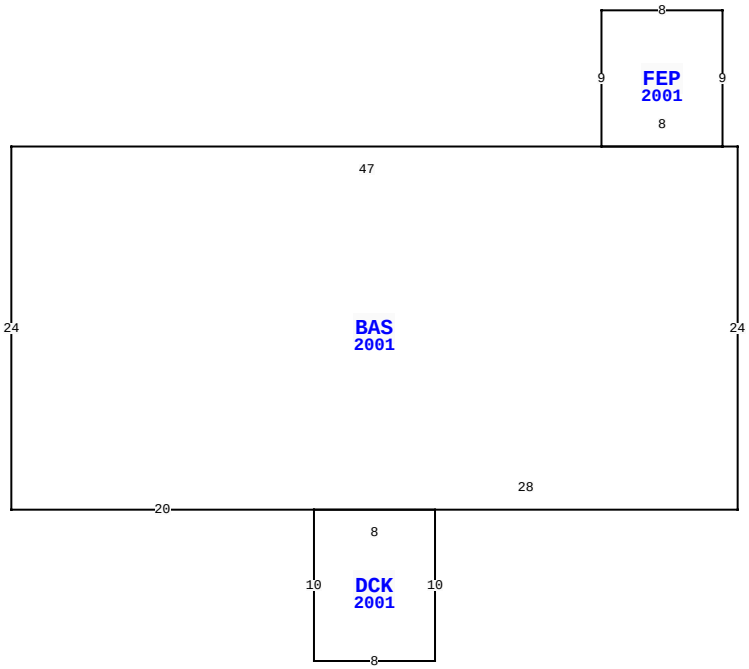
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2001	1,152	33,952
DCK	80	15	2001	12	354
FEP	72	85	2001	61	1,798
TOTALS	1,304			1,225	36,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,225	122.8000	98.24	120,344	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1213 HX Base Yr 2014



54251 JEANNIE 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		36,103
TOTAL MARKET OB/XF VALUE		7,740
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		93,843
SOH/AGL Deduction		47,614
ASSESSED VALUE		46,229
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,229
TOTAL JUST VALUE		93,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992580	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/1068	3/02/2016	QC	U	I	11	100
GRANTOR: DOANE RAMONA A/K/A RA						
GRANTEE: BAILEY RAMONA D						
1890/1396	11/25/2013	QC	U	I	11	12,500
GRANTOR: TURBERVILLE DOUGLAS						
GRANTEE: DOANE RAMONA						

BUILDING NOTES

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
2	0940	SHEDS/PORT	0	100	10	18	180.00	SF	30.00	30.00	100	2026	2020		86	4,644	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2026	2020		86	3,096	

BUILDING DIMENSIONS

BAS=[YR=2001] W1 FEP=[YR=2001] N9 W8 S9 E8 $ W47 S24 E20
DCK=[YR=2001] S10 E8 N10 W8 $ E28 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 7,740

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 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