BLOCK 9 LOT 12
IN OR 1178/443
R583782 & R583783

MULLINS ROBERT G SR & RENEE J
54025 JEANNIE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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
Quality	03	Quality Level 03

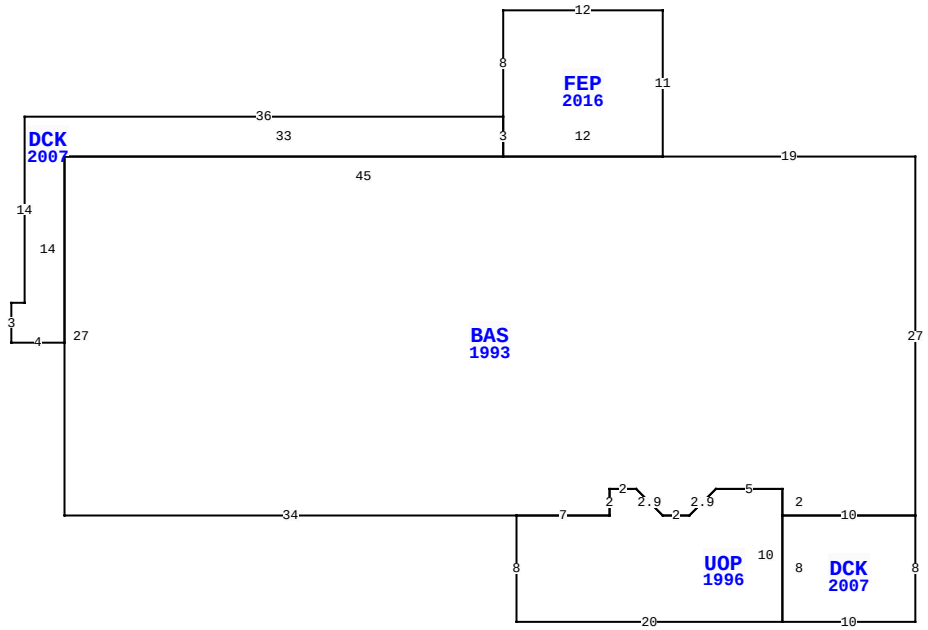
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1993	1,710	53,547
DCK	80	15	2007	12	376
DCK	153	15	2007	23	720
FEP	132	85	2016	112	3,507
UOP	178	25	1996	44	1,378
TOTALS	2,253			1,901	59,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,901	122.8000	104.38	198,426	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1995 Heated Area: 1822 HX Base Yr 1995



54025 JEANNIE RD, CALLAHAN

BLD DATE	05/28/2008	JW	LGL DATE	03/31/2025 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	59,528
TOTAL MARKET OB/XF VALUE	3,792
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	113,320
SOH/AGL Deduction	46,297
ASSESSED VALUE	67,023
TOTAL EXEMPTION VALUE	HX HB 42,023
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	113,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R960520	REPAIR/RRF	0	09/01/1996
MH94633	MH MOVE-ON	38,000	10/01/1994
8259	MH MOVE-ON	18,000	08/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1178/0443	10/06/2003	WD	Q	I	06	100
GRANTOR: SIRMANS CHRISTINE						
GRANTEE: MULLINS ROBERT SR &						
0707/1155	6/22/1994	AD	U	I		15,500
GRANTOR: SIRMANS CHRISTINE N						
GRANTEE: MULLINS ROBERT SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FEP=[YR=2016] N11 W12 S8 DCK=[YR=2007] W36 S14 W1 S3 E4 N14 E33 N3$ S3 E12$ W45 S27 E34 UOP=[YR=1996] S8 E20 DCK=[YR=2007] E10 N8 W10 S8$ N10 W5 D2 L2 W2 L2 U2 W2 S2 W7$ E7 N2 E2 D2 R2 E2 R2 U2 E5 S2 E10 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	8	8	64.00	SF	20.10	20.10	100	1990	1990	3	20	257	
2	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2010	2010	3	76	2,335	
3	0940	SHEDS/PORT	0	100	0	0	100.00	SF	30.00	30.00	100	2010	2010	3	40	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,792

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