BLOCK 9 LOT 14
IN OR 1687/671
2007/JACO/DW/MH

RYALS JEFF/CZINDER BARBARA
54115 JEANNIE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 60
Interior Floo	11	CLAY TILE 40
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	06	Quality Level 06

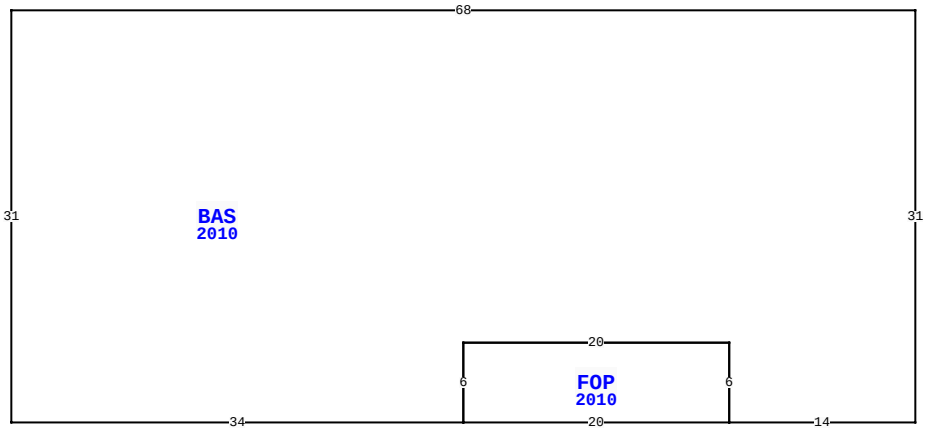
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	2010	1,988	153,401
FOP	120	30	2010	36	2,778
TOTALS	2,108			2,024	156,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,024	156.5200	133.04	269,273	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1988 HX Base Yr



54115 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	156,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	206,178
SOH/AGL Deduction	51,077
ASSESSED VALUE	155,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,101
TOTAL JUST VALUE	206,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5285	CO ISSUED	0	07/29/2010
M15440	H/AC	0	06/01/2010
P14341	OTHER	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1687/0671	5/29/2010	WD	U	I	11	100
GRANTOR: DOTSON SHILBEY L & CH						
GRANTEE: CZINDER BARBARA A &						
1275/0211	11/18/2004	AD	Q	I		41,000
GRANTOR: LOVELESS SHILBEY A						
GRANTEE: RYALS CHARLES & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W68 S31 E34 FOP=[YR=2010] E20 N6W20 S6$ N6 E20 S6 E14 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/14/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS