IN OR 2247/1071
(EX PT OR 2476/61 PAR B)

JOHNSON-ROYAL LATOSHIA ET AL/DICKS DENNIS W
F/B/O GIBREEN AHMAD, 55211 SPENCERVILLE RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

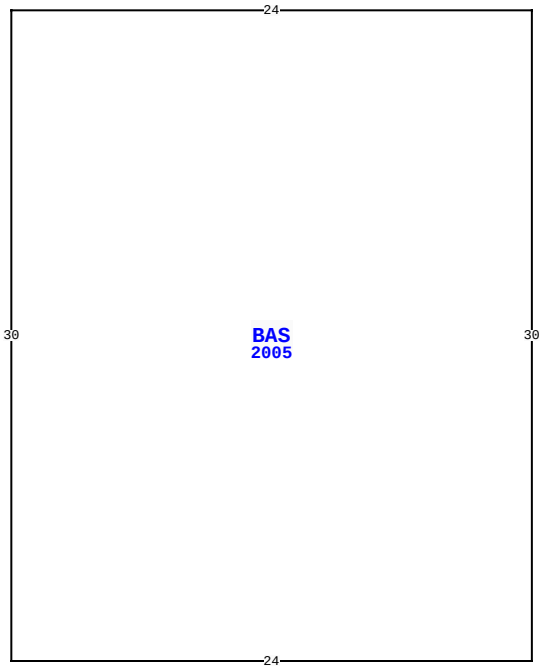
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2005	720	11,668
TOTALS	720			720	11,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	73.0000	27.01	19,447	2000	2000	0	0	0	40.00	60.00

1 GARAGE RES – 100% - 2019 Heated Area: 720 HX Base Yr 2019



55211 SPENCERVILLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,936
TOTAL MARKET OB/XF VALUE		2,274
TOTAL LAND VALUE - MARKET		92,050
TOTAL MARKET VALUE		275,260
SOH/AGL Deduction		49,001
ASSESSED VALUE		226,259
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,537
TOTAL JUST VALUE		275,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145532	CO ISSUED	0	05/06/2014
MH145532	MH MOVE-ON	0	02/20/2014
C5196	CO ISSUED	0	06/18/2009
MH5196	MH MOVE-ON	0	06/01/2009
M14598	MECH OTHER	0	06/01/2009
P13799	OTHER	0	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/1072	12/31/2018	FJ	U	I	11	0
GRANTOR: AHMAD ILAYYAN ESTATE						
GRANTEE: JOHNSON-ROYAL LATOS						
2247/1071	12/31/2018	FJ	U	I	11	0
GRANTOR: AHMAD ILAYYAN ESTATE						
GRANTEE: JOHNSON-ROYAL LATOS						

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
1	0810	CONCRETE A	0	100	19	14	266.00	SF	6.50	6.50	100	2000	2000	3	77	1,331	
2	0350	CARPORT WD	0	100	13	30	390.00	SF	7.80	7.80	100	2008	2008	3	31	943	

BUILDING DIMENSIONS

BAS=[YR=2005] W24 S30 E24 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,274

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		OR	0.00	0.00	2.63	AC		1.00	1.00	1.00	35,000.00	35,000.00	92,050							

REVIEW DATE 07/15/2021 BY KBA Total Acres: 2.63 Total Land Value: 92,050 Market: 0 Agricultural: 0 Common: 92,050 PRINTED 07/30/2025 BY SYS

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CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

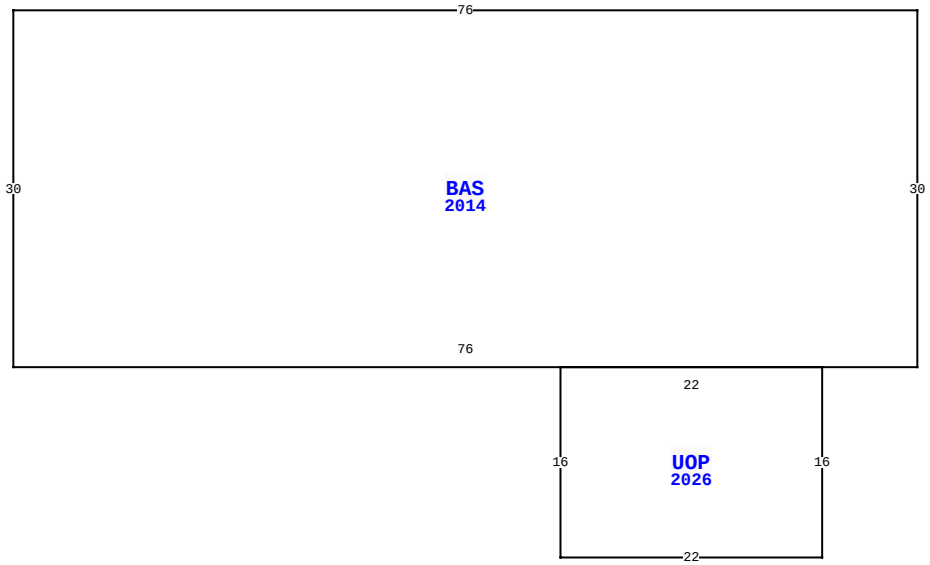
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2014	2,280	162,978
UOP	352	25	2026	88	6,291
TOTALS	2,632			2,368	169,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,368	116.8000	99.28	235,095	2014	2014	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2019 Heated Area: 2280 HX Base Yr 2019



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GRANTEE: JOHNSON-ROYAL LATOS						
2247/1071	12/31/2018	FJ	U	I	11	0
GRANTOR: AHMAD ILAYYAN ESTATE						
GRANTEE: JOHNSON-ROYAL LATOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W76 S30 E76 N30 $
UOP=[YR=2026;ORIG=-30,30] E22 S16 W22 N16 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/15/2021 BY KBA Total Acres: 2.63 Total Land Value: 92,050 Market: 0 Agricultural: 0 Common: 92,050 PRINTED 07/30/2025 BY SYS