IN OR 2298/1471 EX 2-17
2004 FLEET DW/MH
ESMT OR 1195/1287

MARTIN DONNA
55154 SPENCERVILLE RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0140

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 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

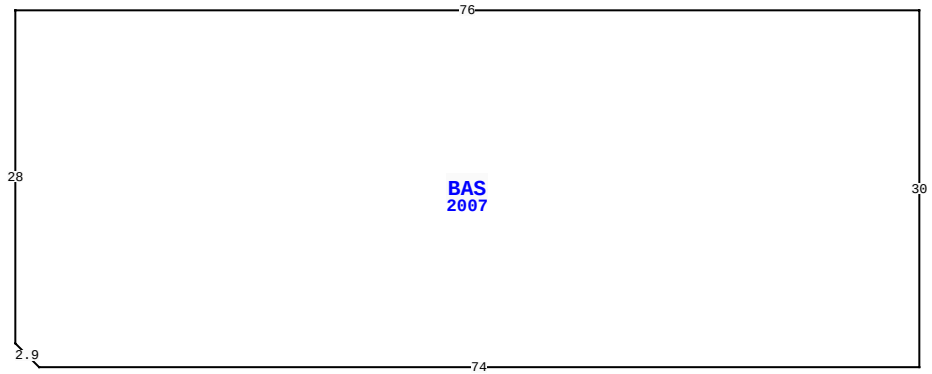
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,278	100	2007	2,278	155,303
TOTALS	2,278			2,278	155,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,278	129.3600	109.96	250,489	2004	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2020 Heated Area: 2278 HX Base Yr 2020



55154 SPENCERVILLE RD, CALLAHAN

BLD DATE	05/13/2008	JW	LGL DATE	
XF DATE	05/13/2008	JW	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,303
TOTAL MARKET OB/XF VALUE		3,577
TOTAL LAND VALUE - MARKET		196,755
TOTAL MARKET VALUE		355,635
SOH/AGL Deduction		171,262
ASSESSED VALUE		184,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,651
TOTAL JUST VALUE		355,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4292	MH MOVE-ON	0	01/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/1471	8/16/2019	WD	Q	I	01	199,900
GRANTOR: MALINOWSKI JOANN M &						
GRANTEE: MARTIN DONNA						
2101/0742	1/30/2017	WD	Q	I	01	165,000
GRANTOR: SHULER ADAM LUKE ET A						
GRANTEE: MALINOWSKI JOANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S28 D2 R2 E74 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0940	SHEDS/PORT	0	100	13	10	130.00	SF	19.50	19.50	100	2004	2004	3	21	532	

LAND DESCRIPTION

TOTAL OB/XF 3,577

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	0005	OR	0.00	0.00	10.09	AC		1.00	1.00	1.00	19,500.00	19,500.00	196,755							

REVIEW DATE 06/29/2021 BY KBA Total Acres: 10.09 Total Land Value: 196,755 Market: 0 Agricultural: 0 Common: 196,755 PRINTED 07/30/2025 BY SYS