LOTS 62 & 63
IN OR 437 PG 186
J P PAGE SUB PB 3/20

MELTON GEORGE L
45023 LUTHER ST
CALLAHAN, FL 32011

2025

51-2N-25-4170-0062-0000

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 80
Interior Floo	08	SHT VINYL 20
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

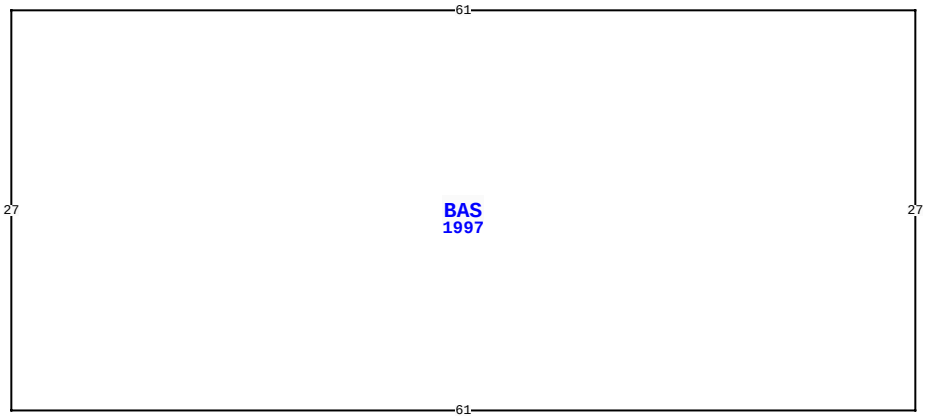
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1997	1,647	78,756
TOTALS	1,647			1,647	78,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,647	117.2000	99.62	164,074	1997	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1985 Heated Area: 1647 HX Base Yr 1985



45023 LUTHER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2025 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		78,756
TOTAL MARKET OB/XF VALUE		3,517
TOTAL LAND VALUE - MARKET		18,700
TOTAL MARKET VALUE		100,973
SOH/AGL Deduction		49,159
ASSESSED VALUE		51,814
TOTAL EXEMPTION VALUE	HX HB	26,814
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,947

1998 DW/MH SETS ON BOTH LOTS 62 + 63

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973999	DEMOLITION	0	06/01/1997
MH971790	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0437/0186	10/01/1984	MS	U	I		560

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W61 S27 E61 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0810	CONCRETE A	0	100	8	14	112.00	SF	6.50	6.50	100	1997	1997	3	72	524	
3	0825	BRICK	0	100	0	0	20.00	SF	12.50	12.50	100	1997	1997	3	91	228	

LAND DESCRIPTION

TOTAL OB/XF 3,517

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		RM	0.00	0.00	2.00	UT		1.00	1.00	0.85	11,000.00	9,350.00	18,700							

REVIEW DATE 08/23/2022 BY KBA Total Acres: 0.00 Total Land Value: 18,700 Market: 0 Agricultural: 0 Common: 18,700 PRINTED 07/30/2025 BY SYS