PT SEC 3-1N-25E
IN OR 2691/1702

ASHCRAFT AUSTIN HUNTER
54106 HUCKLEBERRY LANE
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0800

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	13	LVT/LAMNT 80
Interior Floo	14	CARPET 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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

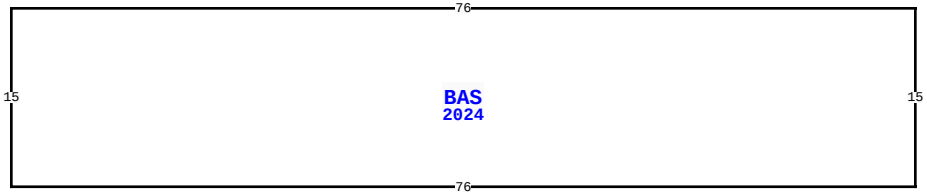
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	118,232
TOTALS	1,140			1,140	118,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	116.4000	104.76	119,426	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2025 Heated Area: 1140 HX Base Yr



54049 ROBS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	118,232
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	168,232
SOH/AGL Deduction	3,052
ASSESSED VALUE	165,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,180
TOTAL JUST VALUE	168,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005240	NEW SINGLEWIDE MO	0	05/01/2024
MH240000707	NEW SINGLEWIDE MO	0	01/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/1702	1/12/2024	WD	U	V	11	100
GRANTOR: DAVIS ROBERT & PATRIC						
GRANTEE: ASHCRAFT AUSTIN HUN						
2675/1535	10/20/2023	WD	U	V	11	100
GRANTOR: DAVIS ROBERT & PATRI						
GRANTEE: ASHCRAFT AUSTIN HUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E76 S15 W76 N15 $
.

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/17/2024 BY TW Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS