PT OF GOVT LOT 2
IN OR 2395/527

SEARS AVA JEAN L/E/
54292 CHURCH RD
CALLAHAN, FL 32011

2026

03-1N-25-2750-0001-0010

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 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
Quality	03	Quality Level 03

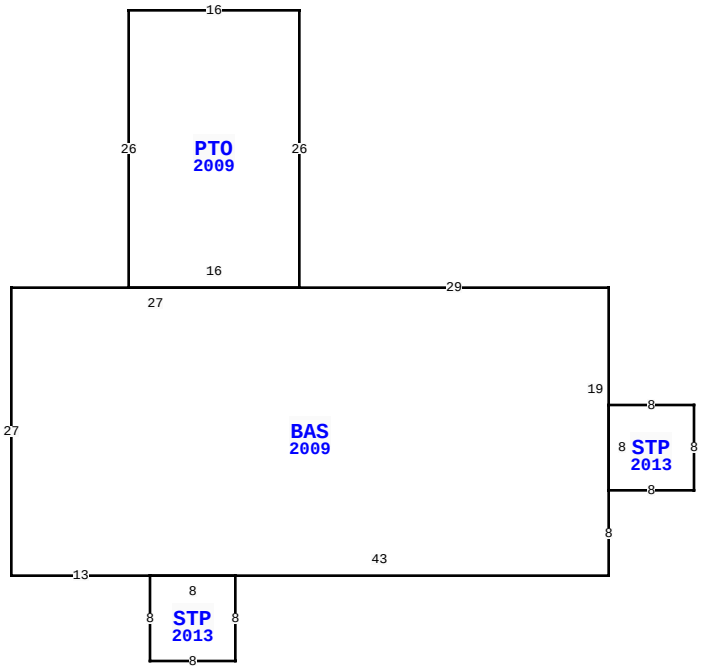
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2009	1,512	89,312
PTO	416	5	2009	21	1,240
STP	64	10	2013	6	354
STP	64	10	2013	6	354
TOTALS	2,056			1,545	91,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,545	117.2000	105.48	162,967	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 2010 Heated Area: 1512 HX Base Yr 2010



54292 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		127,036
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		177,036
SOH/AGL Deduction		54,522
ASSESSED VALUE		122,514
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		16,103
TOTAL JUST VALUE		177,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22427	XFOB	10,000	04/01/2009
C5159	CO ISSUED	0	02/06/2009
B22251	GARAGE	80,190	02/01/2009
MH5159	MH MOVE-ON	0	01/01/2009
M14308	MECH OTHER	0	01/01/2009
P13631	OTHER	0	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/0527	7/16/2020	WD	U	I	11	100
GRANTOR: SEARS AVA JEAN						
GRANTEE: WILLIAMS JILL S & J						
2376/1082	7/16/2020	WD	P	I	98	100
GRANTOR: SEARS AVA JEAN						
GRANTEE: WILLIAMS JILL S & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W29 PTO=[YR=2009] N26 W16 S26 E16$ W27 S27 E13 STP=[YR=2013] S8 E8 N8 W8$ E43 N8 STP=[YR=2013] E8 N8 W8 S8$ N19$.

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
1	000100	C	RES	100	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 05/10/2024 BY TWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

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CALLAHAN, FL 32011

2026

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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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

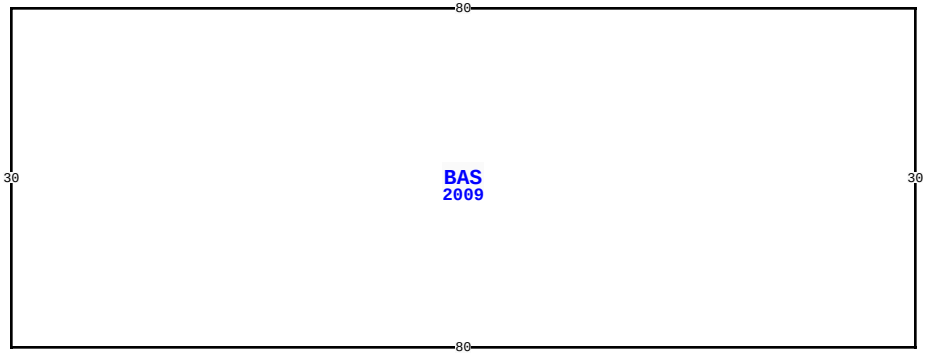
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2009	2,400	35,774
TOTALS	2,400			2,400	35,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	49.0000	19.11	45,864	2009	2009	0	0	0	22.00	78.00

2 GARAGE RES 100% - 2010 Heated Area: 2400 HX Base Yr 2010



54292 CHURCH RD, CALLAHAN

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TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		16,103
TOTAL JUST VALUE		177,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21506	ELEC OTHER	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/0527	7/16/2020	WD	U	I	11	100
GRANTOR: SEARS AVA JEAN						
GRANTEE: WILLIAMS JILL S & J						
2376/1082	7/16/2020	WD	P	I	98	100
GRANTOR: SEARS AVA JEAN						
GRANTEE: WILLIAMS JILL S & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W80 S30 E80 N30$.

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 05/10/2024 BY TWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS