

BLOCK 1 LOT 7
IN OR 1969/209
R568288 & R568289

MOXLEY WALTER T & DANA D TRUST/MOXLEY WALTER T TRU
54193 HERON RD
CALLAHAN, FL 32011

2026

10-1N-25-2880-0001-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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 8025.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	52,779
BAS	276	100	2012	276	8,671
DCK	48	15	2008	7	220
FSP	160	60	1993	96	3,016
FSP	360	60	2008	216	6,786
STP	64	10	2012	6	188
UCP	840	20	2008	168	5,278

TOTALS	3,428			2,449	76,938
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	0680	POLE SHED	0	100	24	14	336.00	SF	10.00	10.00	
6	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	
7	0351	CARPORT MT	0	100	30	26	780.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,449	123.2000	104.72	256,459	1984	1991	0	0	0 70.00	30.00
1 M/H 93- 100% - 2013 Heated Area: 1956 HX Base Yr 2013											
54193 HERON RD, CALLAHAN											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/07/2026 MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			76,938
TOTAL MARKET OB/XF VALUE			20,783
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			147,721
SOH/AGL Deduction			74,040
ASSESSED VALUE			73,681
TOTAL EXEMPTION VALUE			48,681
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			147,721
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005483	REPAIR/RRF	2,200	06/24/2020
7414	MH MOVE-ON	5,000	08/05/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1969/0209	2/07/2015	WD U	I	I	11	100	
GRANTOR: MOXLEY WALTER T & DAN							
GRANTEE: MOXLEY WALTER T & D							
1797/0596	6/05/2012	WD Q	I	I	01	86,000	
GRANTOR: COPPOCK TERRY L & AUD							
GRANTEE: MOXLEY WALTER T & D							

BUILDING NOTES											
BAS=[YR=1993;ORIG=-83,0] W7 S28 E30 E30 N28 W53 \$											
UCP=[YR=2008;ORIG=0,0] W30 S28 E30 N28 \$											
FSP=[YR=2008;ORIG=-30,0] N12 W30 S12 E30 \$											
BAS=[YR=2012;ORIG=-60,-12] W23 S12 E23 N12 \$											
FSP=[YR=1993;ORIG=-60,28] S8 E20 N8 W20 \$											
STP=[YR=2012;ORIG=-40,36] E8 N8 W8 S8 \$											
DCK=[YR=2008;ORIG=-83,-12] W6 S8 E6 N8 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

TOTAL OB/XF 20,783											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	