PT OF GOV LOTS 2 & 5
IN OR 914/400
EX 3-11 & 3-12

WOFFORD SHANNA J & GARY
55054 LARGO LANE
CALLAHAN, FL 32011

**2026**

**27-2N-25-0000-0003-0060**

## 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 | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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

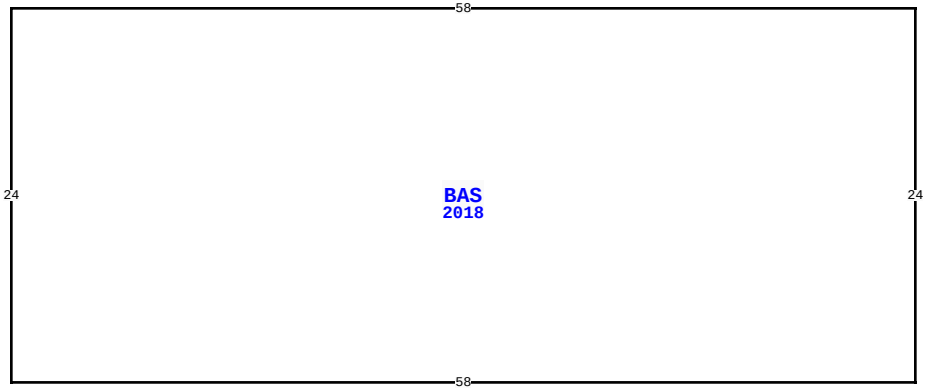
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,392 | 100 | 2018 | 1,392 | 123,526 |
| TOTALS | 1,392 | | | 1,392 | 123,526 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,392 | 116.0000 | 104.40 | 145,325 | 2018 | 2018 | 0 | 0 | 0 | 15.00 | 85.00 |

1 M/H 94+ 100% - 2000 Heated Area: 1392 HX Base Yr 2000




55054 LARGO LN, CALLAHAN

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,526 |
| TOTAL MARKET OB/XF VALUE | | 1,164 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 174,690 |
| SOH/AGL Deduction | | 118,981 |
| ASSESSED VALUE | | 55,709 |
| TOTAL EXEMPTION VALUE | HX HB | 30,709 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 174,690 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 169,690 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17005312 | CO ISSUED | 0 | 02/14/2018 |
| 17005312 | MH MOVE-ON | 0 | 10/01/2017 |
| MH00 | MH MOVE-ON | 0 | 12/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0971/1850 | 2/22/2001 | WD | U | I | 10 | 10,800 |
| GRANTOR: JONES JOSEPH D | | | | | | |
| GRANTEE: WOFFORD SHANNA JORD | | | | | | |
| 0914/0400 | 1/05/2000 | AD | U | I | 21 | 42,200 |
| GRANTOR: JONES JOSEPH D | | | | | | |
| GRANTEE: JORDAN SHANNA & GAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W58 S24 E58 N24$ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 12 | 144.00 | SF | 30.00 | 30.00 | 100 | 1985 | 1985 | 3 | 20 | 864 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 15 | 10 | 150.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,164

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

REVIEW DATE 04/03/2024 BY TWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS