



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

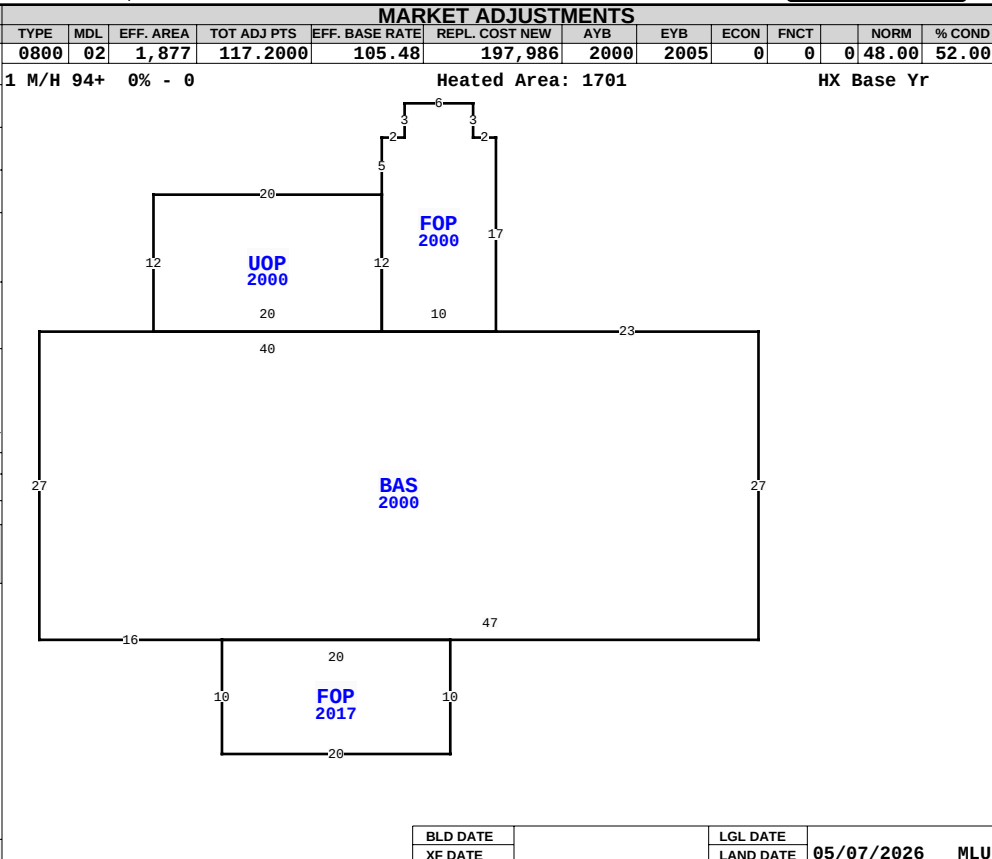
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08

Quality	03 Quality Level 03		
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

TOTALS	2,329			1,877	102,953
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00



54400 WILBUR JONES RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					102,953				
TOTAL MARKET OB/XF VALUE					2,835				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					155,788				
SOH/AGL Deduction					30,220				
ASSESSED VALUE					125,568				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					125,568				
TOTAL JUST VALUE					155,788				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					148,878				

OWNER ALSO OWNS ADJCNT PRCL 0009-0010 + 0009-0040			
MISC ALUMN CRPT = NV			
DW/MH ID: FLHMLCB135923325(A/B) _ 2000 MERIT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH0030	MH MOVE-ON	0	03/01/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1754/1426	8/31/2011	QC	U	I	11	100			
GRANTOR: HEDRICK BRUCE WAYNE									
GRANTEE: BROWN WALTER L & SU									
0917/1235	2/01/2000	WD	U	I	13	20,000			
GRANTOR: JONES MELVIN CECIL									
GRANTEE: HEDRICK HAZEL L									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W23 FOP=[YR=2000] N17 W2 N3 W6 S3 W2 S5									
UOP=[YR=2000] W20 S12 E20 N12 \$ S12 E10 \$ W40 S27 E16									
FOP=[YR=2017] S10 E20 N10 W20\$ E47 N27 \$.									