PT OR 1887/1166
R407948
PARCEL 20 SEC 37 &

CARD CLARENCE J
1106 COPPER CREEK DR
MACCLENNY, FL 32063

**2026**

**37-1N-25-0000-0020-0000**

## BUILDING CHARACTERISTICS

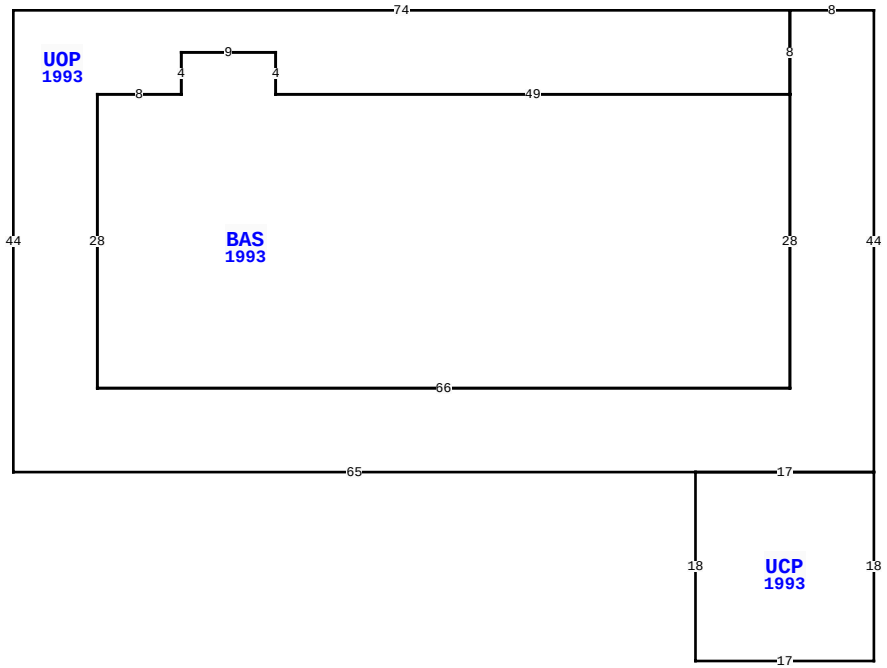
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,884 | 100 | 1993 | 1,884 | 55,825 |
| UCP | 306 | 20 | 1993 | 61 | 1,808 |
| UOP | 1,724 | 25 | 1993 | 431 | 12,771 |
| TOTALS | 3,914 | | | 2,376 | 70,403 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 2,376 | 116.2000 | 98.77 | 234,678 | 1984 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 0% - 0 Heated Area: 1884 HX Base Yr




54265 HUNTER RD, 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 | 70,403 |
| TOTAL MARKET OB/XF VALUE | 520 |
| TOTAL LAND VALUE - MARKET | 90,895 |
| TOTAL MARKET VALUE | 161,818 |
| SOH/AGL Deduction | 53,419 |
| ASSESSED VALUE | 108,399 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,399 |
| TOTAL JUST VALUE | 161,818 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 144,692 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8155 | MH MOVE-ON | 6,000 | 04/27/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1887/1168 | 10/25/2013 | QC | U | I | 11 | 100 |
| GRANTOR: BOYD LARRY D | | | | | | |
| GRANTEE: CARD CLARENCE J | | | | | | |
| 1887/1166 | 10/25/2013 | QC | U | I | 11 | 100 |
| GRANTOR: BOYD LARRY D & NINA | | | | | | |
| GRANTEE: CARD CLARENCE J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W8 S8 BAS=[YR=1993] W49 N4 W9 S4 W8 S28 E66 N28$ S28 W66 N28 E8 N4 E9 S4 E49 N8 W74 S44 E65 UCP=[YR=1993] S18 E17 N18 W17$ E17 N44 $.

## 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 | 0751 | UOP | 0 | 0 | 20 | 13 | 260.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 520 | |

## LAND DESCRIPTION

TOTAL OB/XF 520

| 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 | 0005 | OR | 0.00 | 0.00 | 3.71 | AC | | 1.00 | 1.00 | 0.70 | 35,000.00 | 24,500.00 | 90,895 | | | | | | | |

REVIEW DATE 02/27/2025 BY TWA Total Acres: 3.71 Total Land Value: 90,895 Market: 0 Agricultural: 0 Common: 90,895 PRINTED 07/09/2026 BY SYS