TRACT 33
IN OR 1903/89
1989 OMNI SW/MH

MOORE LAUREN JEWEL/MIANO ANDREW J
54010 CYNTHIA AVE
CALLAHAN, FL 32011

2026

37-1N-25-296C-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

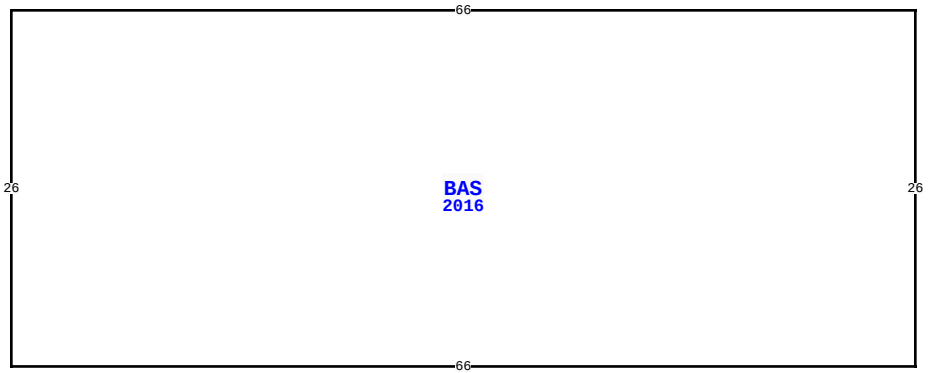
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2016	1,716	53,735
TOTALS	1,716			1,716	53,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,716	122.8000	104.38	179,116	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 50% - 2018 Heated Area: 1716 HX Base Yr 2018



54010 CYNTHIA AVE, 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		53,735
TOTAL MARKET OB/XF VALUE		2,156
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		106,891
SOH/AGL Deduction		31,949
ASSESSED VALUE		74,942
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		49,942
TOTAL JUST VALUE		106,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU16475	CO ISSUED	0	09/21/2017
MH165795	MH MOVE-ON	0	11/01/2016
MH961606	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1903/0089	2/07/2014	SW	U	I	12	21,500
GRANTOR: HANCOCK BANK						
GRANTEE: MOORE LAUREN JEWEL						
1812/1007	9/10/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HANCOCK BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W66 S26 E66 N26 $.

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	0510	GARAGE WD-	0	50	22	14	308.00	SF	35.00	35.00	100	1985	1985	3	20	2,156	

LAND DESCRIPTION

TOTAL OB/XF 2,156

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	50	0005	RM	207.00	387.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS