

TRACT 70
IN OR 2247/476
1970/HILCR/SW/MH

ASPINWALL JAMES EST
54061 CATHERINE AVE
CALLAHAN, FL 32011

2026

37-1N-25-296C-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	0	100
Bathrooms	1	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	672	100	1993	672	11,995
STR	32	10	2008	3	54
UOP	72	25	2008	18	321
UOP	176	25	2008	44	785
USP	168	50	2008	84	1,499
TOTALS	1,120			821	14,655

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	10	14	140.00	SF	30.00
2	0940	SHEDS/PORT	0	0	24	12	288.00	SF	15.00

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		RM	150.00	362.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	821	70.0000	59.50	48,850	1970	1970	0	0	0	70.00	30.00
1 M/H 93- 0% - 0 Heated Area: 672 HX Base Yr												
54061 CATHERINE AVE, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU												

TOTAL OB/XF												
1,704												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6 Tax Dist:	
BUILDING MARKET VALUE		14,655	
TOTAL MARKET OB/XF VALUE		1,704	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		67,359	
SOH/AGL Deduction		3,581	
ASSESSED VALUE		63,778	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		63,778	
TOTAL JUST VALUE		67,359	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,497	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2247/0476	1/03/2019	QC	U	I	11	100	
GRANTOR: ASPINWALL SHIRLEY & D							
GRANTEE: ASPINWALL JAMES W							
1654/1415	12/21/2009	QC	U	I	30	100	
GRANTOR: HATCH DOROTHY B							
GRANTEE: HATCH MICHAEL A ETA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W26 USP=[YR=2008] N8 W21 UOP=[YR=2008] W9 S8 E9 N8\$ S8 E21\$ W30 S12 E34 UOP=[YR=2008] S8 E7 STR=[YR=2008] S4 E8 N4 W8\$ E15 N8 W22\$ E22 N12\$.									