TRACT 29
NASSUA VILLAGE WEST PB 5/23

REYNOLDS CHARLES A & MARISA L/E/
54103 DEBBIE COURT
CALLAHAN, FL 32011-8649

2026

37-1N-25-299F-0029-0000

BUILDING CHARACTERISTICS

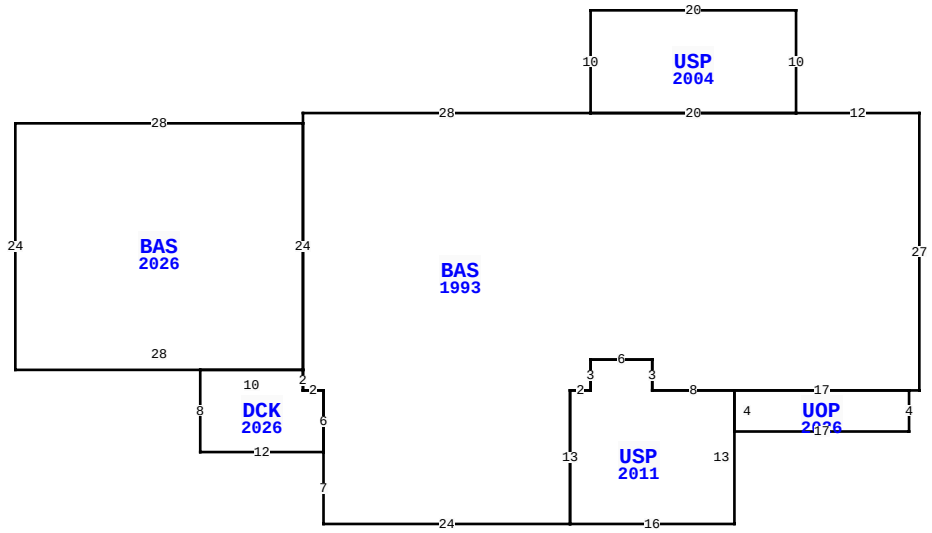
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,914	100	1993	1,914	62,634
BAS	672	100	2026	672	21,991
DCK	92	15	2026	14	458
UOP	68	25	2026	17	556
USP	200	50	2004	100	3,272
USP	226	50	2011	113	3,698
TOTALS	3,172			2,830	92,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,830	121.2000	109.08	308,696	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2008 Heated Area: 2586 HX Base Yr 2008



54103 DEBBIE CT, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		111,467
TOTAL MARKET OB/XF VALUE		8,780
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		171,247
SOH/AGL Deduction		67,074
ASSESSED VALUE		104,173
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,762
TOTAL JUST VALUE		171,247
NCON VALUE		22,449
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,457

(26X24) LIVING SPACE ADDTN_ 1BD/1BTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016512	(26X24) LIVING SP	106,588	12/29/2023
23003850	GARAGE	47,865	03/22/2023
93101	NEW CONSTR	47,081	11/11/1993
8812	MH MOVE-ON	4,000	02/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1527	7/15/2025	WD	U	I	11	100
GRANTOR: REYNOLDS CHARLES A &						
GRANTEE: LOWN GINA A L/E						
1381/1194	1/13/2006	WD	Q	I	05	93,000
GRANTOR: WACHOVIA BANK						
GRANTEE: REYNOLDS CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 W20 W28 S1 S24 S2 E2 S6 S7 E24 N13 E2 N3 E6 S3 E8 E17 E1 N27 $
USP=[YR=2011;ORIG=-34,40] E16 N13 W8 N3 W6 S3 W2 S13 $
USP=[YR=2004;ORIG=-12,0] N10 W20 S10 E20 $
UOP=[YR=2026;ORIG=-18,27] E17 S4 W17 N4 $
BAS=[YR=2026;ORIG=-60,1] W28 S24 E28 N24 $
DCK=[YR=2026;ORIG=-60,25] W10 S8 E12 N6 W2 N2 $
.

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	0351	CARPORT MT	0	100	30	50	1,500.00	SF	10.00	10.00	100	1971	1971	3	20	3,000	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	4,900	
4	1242	WD DECK A	0	100	16	5	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	
5	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
6	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2003	2003	3	20	400	
7	1242	WD DECK A	0	100	8	8	64.00	SF	12.50	12.50	100	2003	2003	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 8,780

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	0005	RM	150.00	309.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 06/24/2025 BY TWX Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

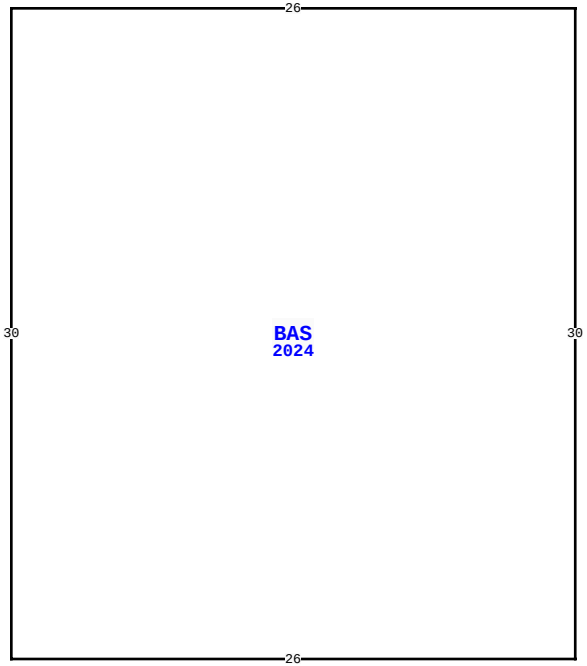
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2024	780	18,858
TOTALS	780			780	18,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	63.2500	24.67	19,243	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 780 HX Base Yr 2008



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GRANTOR: WACHOVIA BANK						
GRANTEE: REYNOLDS CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S30 W26 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/24/2025 BY TWX Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS