TRACT 93 IN OR 923 PG 1105
NASSAU VILLAGE WEST PB 5/23
1996 FLEE DWMH

COBIA DEBBIE FAYE
54001 CORNELIA CT
CALLAHAN, FL 32011

2026

37-1N-25-299F-0093-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

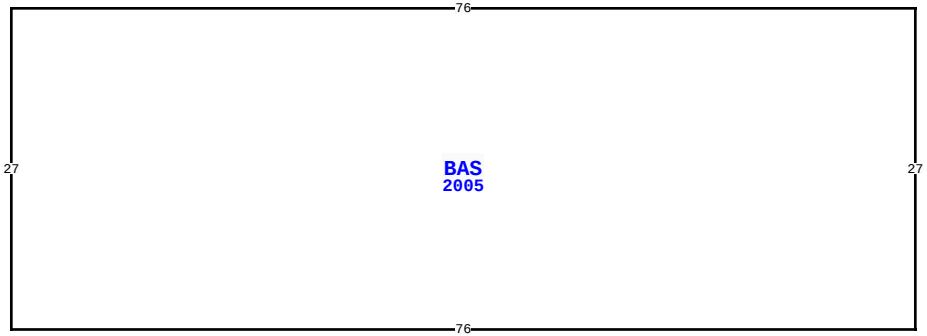
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2005	2,052	63,825
TOTALS	2,052			2,052	63,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	115.2000	103.68	212,751	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 2052 HX Base Yr



54001 CORNELIA CT, CALLAHAN

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

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	1243	WD DECK F	0	0	18	8	144.00	SF	5.60	5.60	100	2004	2004	3	20	161	
2	1243	WD DECK F	0	0	30	12	360.00	SF	5.60	5.60	100	2004	2004	3	20	403	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	63,825
TOTAL MARKET OB/XF VALUE	3,224
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	118,049
SOH/AGL Deduction	0
ASSESSED VALUE	118,049
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,049
TOTAL JUST VALUE	118,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14603	ELEC OTHER	0	03/01/2005
MH	MH MOVE-ON	0	06/01/2004
P8062	NEW CONSTR	0	06/01/2004
MH982333	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0923/1105	3/09/2000	QC	Q	I	01	100
GRANTOR: HAYES JUDON SHANE						
GRANTEE: COBIA DEBBIE FAYE H						
0832/0678	5/04/1998	WD	Q	I	06	100
GRANTOR: COBIA LAWRENCE J JR						
GRANTEE: HAYES JUDSON & DEBB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,224

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	0007	RM	155.00	281.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS