TRACT 126
IN OR 979 PG 200
MH/ID 16B34ES5111X &

HAND WILLIAM D
54877 CHURCH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299F-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

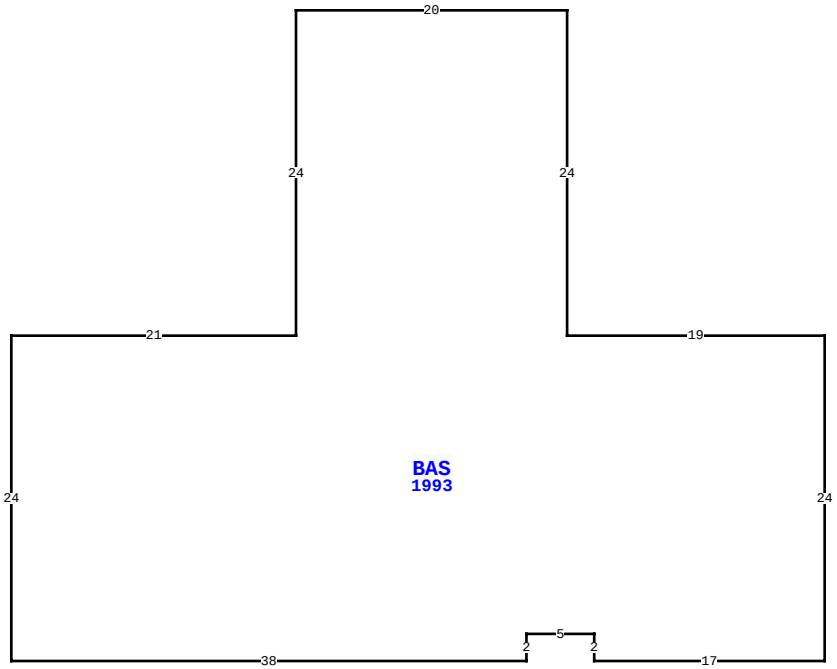
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	1993	1,910	57,277
TOTALS	1,910			1,910	57,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,910	117.6000	99.96	190,924	1973	1980	0	0	0	70.00	30.00

1 M/H 93- 100% - 2002 Heated Area: 1910 HX Base Yr 2002



54877 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		57,277
TOTAL MARKET OB/XF VALUE		1,613
TOTAL LAND VALUE - MARKET		94,860
TOTAL MARKET VALUE		153,750
SOH/AGL Deduction		115,229
ASSESSED VALUE		38,521
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,521
TOTAL JUST VALUE		153,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7739	ADDITION	10,000	12/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1049/0247	4/10/2002	TD	U	I	07	100
GRANTOR: TOMLIN NANCY CO-TRUST						
GRANTEE: HAND WILLIAM D & AN						
0979/0200	4/04/2001	QC	Q	I	01	22,500
GRANTOR: HAND ANGELA K						
GRANTEE: HAND WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N24 W20 S24 W21 S24 E38 N2 E5 S2 E17 N24$.

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	100	12	24	288.00	SF	28.00	28.00	100	1990	1990	3	20	1,613	

LAND DESCRIPTION

TOTAL OB/XF 1,613

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	0006	RM	0.00	0.00	2.79	AC		1.00	1.00	0.85	40,000.00	34,000.00	94,860							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.79 Total Land Value: 94,860 Market: 0 Agricultural: 0 Common: 94,860 PRINTED 07/09/2026 BY SYS