LOT 22
POINT SOUTH #4 PB 4/111 & 112

MOORE MARK
54011 WANDA WAY
CALLAHAN, FL 32011

2026

37-1N-25-2990-0022-0000

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	02	MIN PLYWD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

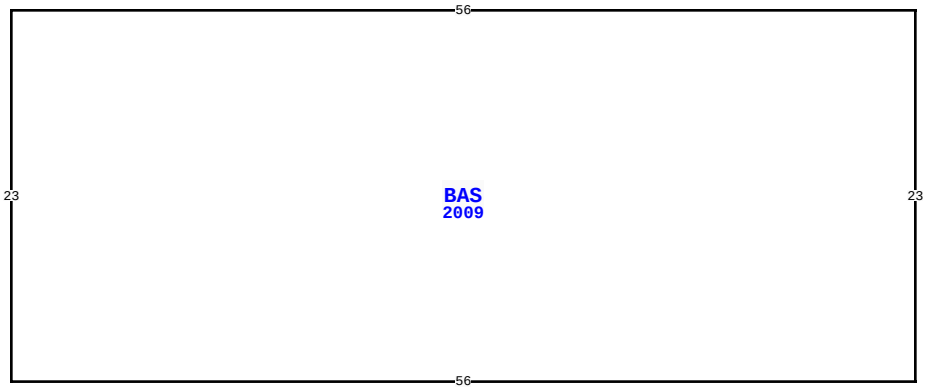
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2009	1,288	22,303
TOTALS	1,288			1,288	22,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,288	67.9000	57.72	74,343	1985	1985	0	0	0	70.00	30.00

2 M/H 93- 100% - 2026 Heated Area: 1288 HX Base Yr 2026



54011 WANDA WAY, 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		22,303
TOTAL MARKET OB/XF VALUE		1,504
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		74,807
SOH/AGL Deduction		0
ASSESSED VALUE		74,807
TOTAL EXEMPTION VALUE	HX HB	49,807
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		74,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992540	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/0923	2/10/2005	WD	Q	I		35,000
GRANTOR: RICHARD H WYSE TESTAM						
GRANTEE: MOORE MARK						
1237/0790	6/11/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: ROTHSTEIN SIMON D T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W56 S23 E56 N23$.

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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1997	1997	3	20	160	
2	0681	POLE SHED	0	100	16	20	320.00	SF	15.00	15.00	100	2002	2002	3	28	1,344	

LAND DESCRIPTION

TOTAL OB/XF 1,504

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		OR	0.00	0.00	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