TRACT 2 SEC 46-2N-25
OR 291 PG 722
2004 SKYO DW/MH

GORDON TERRI LYNN
54842 CHURCH ROAD
CALLAHAN, FL 32011

**2026**

**37-1N-25-299R-0002-0000**

## BUILDING CHARACTERISTICS

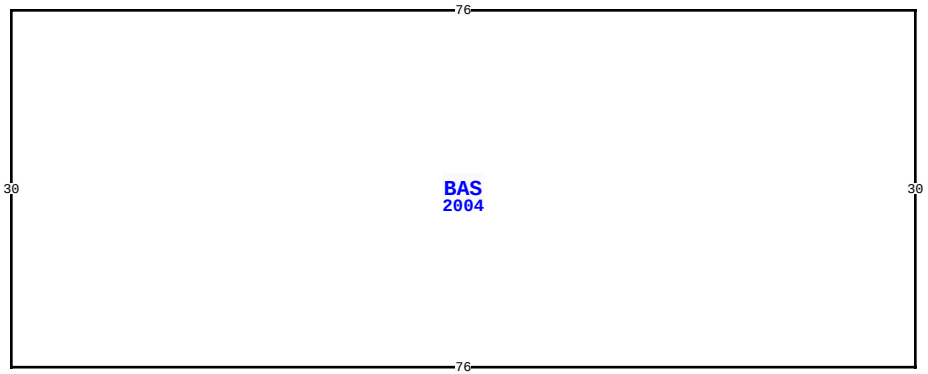
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,280 | 100 | 2004 | 2,280 | 120,247 |
| TOTALS | 2,280 | | | 2,280 | 120,247 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,280 | 117.2000 | 105.48 | 240,494 | 2004 | 2004 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ 100% - 2024 Heated Area: 2280 HX Base Yr 2024




54842 CHURCH RD, CALLAHAN

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 120,247 |
| TOTAL MARKET OB/XF VALUE | | 6,698 |
| TOTAL LAND VALUE - MARKET | | 92,000 |
| TOTAL MARKET VALUE | | 218,945 |
| SOH/AGL Deduction | | 88,742 |
| ASSESSED VALUE | | 130,203 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 78,792 |
| TOTAL JUST VALUE | | 218,945 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 207,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4417 | MH MOVE-ON | 0 | 06/01/2004 |
| P8132 | NEW CONSTR | 0 | 06/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2618/0972 | 2/07/2023 | FJ | U | I | 11 | 0 |
| GRANTOR: SIRMANS TINY M EST | | | | | | |
| GRANTEE: GORDON TERRI LYNN | | | | | | |
| 0291/0722 | 5/17/1979 | WD | Q | V | | 8,500 |
| GRANTOR: RHODEN H CARRINGTON & | | | | | | |
| GRANTEE: SIRMANS BENNIE L & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W76 S30 E76 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 20 | 320.00 | SF | 20.10 | 20.10 | 100 | 1989 | 1989 | 3 | 20 | 1,286 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 12 | 240.00 | SF | 21.30 | 21.30 | 100 | 1993 | 1993 | 3 | 20 | 1,022 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 24 | 720 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 86 | 3,010 | |
| 5 | 0754 | FOP | 0 | 100 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 22 | 660 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,698

| 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 | 1.84 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 92,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.84 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 07/09/2026 BY SYS