BLOCK 8 LOT 4
IN OR 832 PG 1736
R108044 & R108045

FOLEY EDDIE D SR & CYNTHIA L
54242 JEANNIE RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

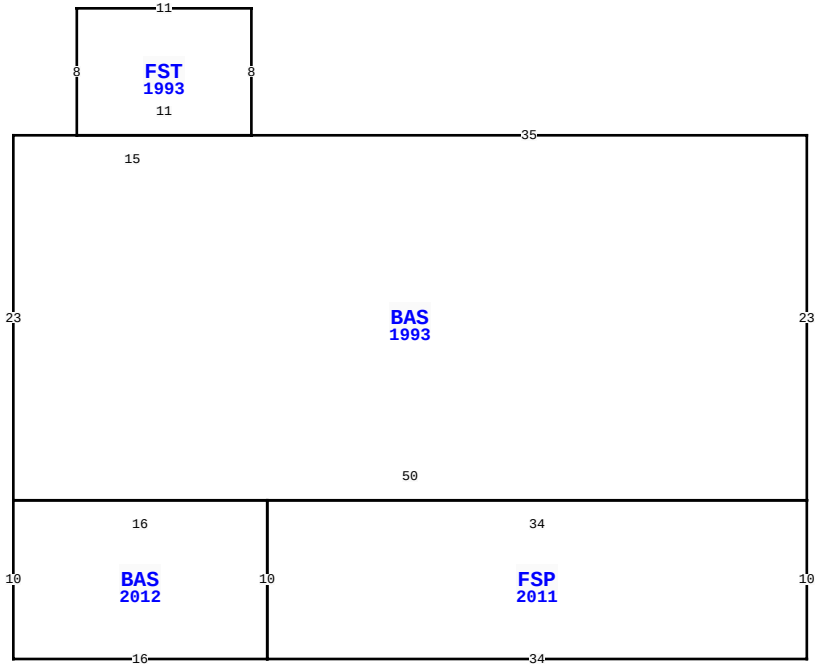
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1993	1,150	36,246
BAS	160	100	2012	160	5,043
FSP	340	60	2011	204	6,430
FST	88	65	1993	57	1,796
TOTALS	1,738			1,571	49,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,571	123.6000	105.06	165,049	1984	1990	0	0	0	70.00	30.00

1 M/H 93- 100% - 1999 Heated Area: 1310 HX Base Yr 1999



54242 JEANNIE RD, 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		49,515
TOTAL MARKET OB/XF VALUE		7,395
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		107,910
SOH/AGL Deduction		53,517
ASSESSED VALUE		54,393
TOTAL EXEMPTION VALUE	HX HB	29,393
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985129	XFOB	11,232	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0832/1736	5/06/1998	WD	U	I		74,900

GRANTOR: DESSELBERGER BEATRICE
GRANTEE: FOLEY EDDIE SR & CY

0789/0881	4/04/1997	QC	U	I	18	100

GRANTOR: DESSELBERGER BEATRICE
GRANTEE: BURNETT SANDRA K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 FST=[YR=1993] N8 W11 S8 E11$ W15 S23
BAS=[YR=2012] S10 E16 FSP=[YR=2011] E34 N10 W34 S10$ N10 W16$
E50 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	0510	GARAGE WD-	0	100	28	32	896.00	SF	35.00	35.00	100	1993	1993	3	20	6,272	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	1994	1994	3	20	1,123	

LAND DESCRIPTION

TOTAL OB/XF 7,395

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	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