

**WILKERSON DONNA**  
56038 PHOENIX CT  
CALLAHAN, FL 32011

**48-3N-25-4197-0207-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100  
GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100  
0 100

BUD8 Adjustme04DIST 01 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5011.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS1,45610019931,45642,920

TOTALS1,4561,45642,920

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,456115.600098.26143,067198219820070.0030.00

M/H 93- 0% - 0Heated Area: 1456HX Base YrBAS 1993

TOTALS1,4561,45642,920

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE49,490

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE99,490

SOH/AGL Deduction26,428

ASSESSED VALUE73,062

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE73,062

TOTAL JUST VALUE99,490

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE92,363

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

0989/01165/30/2001QC U I 18100

GRANTOR: BEHNEY DOROTHY L/E

GRANTEE: WILKERSON DONNA

0302/066210/24/1979WD U V11,200

GRANTOR: GOMON BRENDA R

GRANTEE: BEHNEY DOROTHY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 E52 N28\$.

EXTRA FEATURES

56038 PHOENIX CT, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/09/2026MLU

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00007OR0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE03/27/2026BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

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