BLOCK 1 LOT 11
IN OR 2435/1716
NASSAU PLANTATIONS UNR

BALDWIN SETH A/COMBS ALEXIS K
54311 HERON ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

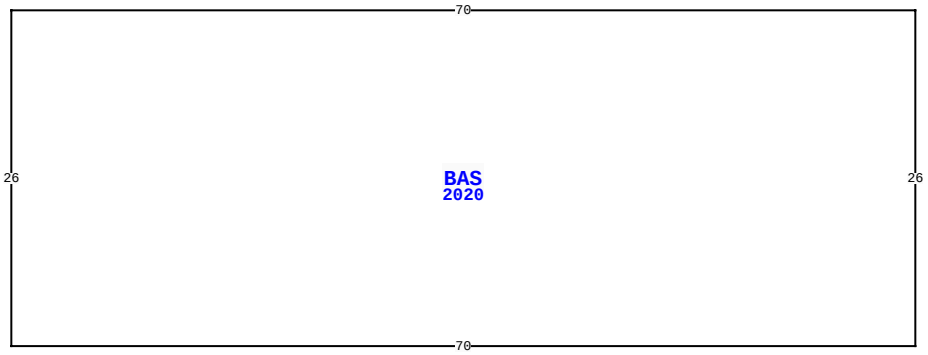
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	147,932
TOTALS	1,820		1,820	147,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,820	127.6000	82.94	150,951	2020	2020	0	0	0	2.00	98.00

2 MH 94NO RP – 0% - 2022 Heated Area: 1820 HX Base Yr 2022



54311 HERON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,932
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		182,932
SOH/AGL Deduction		34,128
ASSESSED VALUE		148,804
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		123,804
TOTAL JUST VALUE		182,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005763	CO ISSUED	0	08/18/2020
19012333	DEMOLITION	4,500	12/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/1716	2/16/2021	WD	Q	I	01	180,000
GRANTOR: RAYBURN BEVERLY						
GRANTEE: BALDWIN SETH A & AL						
2301/1187	8/29/2019	WD	Q	I	01	40,000
GRANTOR: WALDRON JAMES C & LIN						
GRANTEE: RAYBURN BEVERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W70 S26 E70 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/25/2020 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS