BLOCK 2 LOT 15
IN OR 598 PG 190
GAGMTD04020A & GAGMTD04020B

FERGUSON BRENDA E
54337 PELICAN ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0002-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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
Quality	03	Quality Level 03

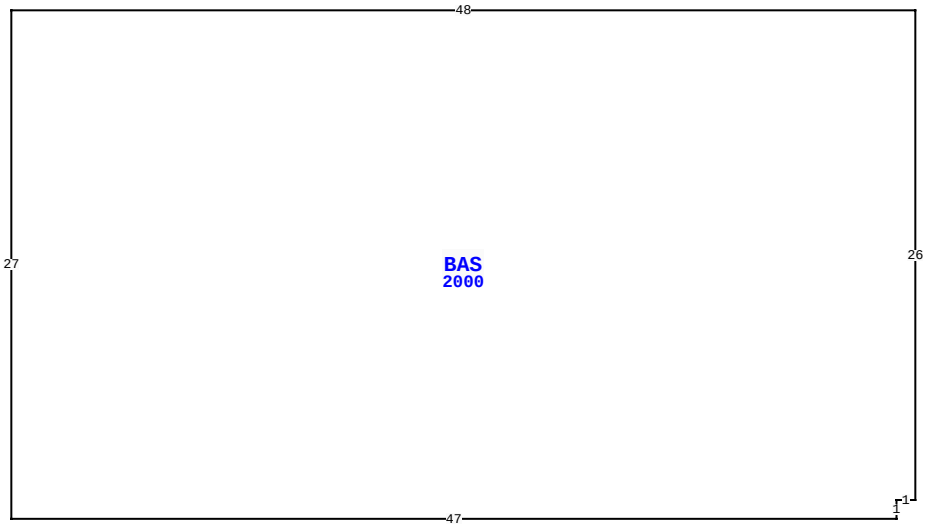
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,295	100	1,295	51,540
TOTALS	1,295		1,295	51,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,295	123.6000	86.52	112,043	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1992 Heated Area: 1295 HX Base Yr 1992



54337 PELICAN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,540
TOTAL MARKET OB/XF VALUE		1,391
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		87,931
SOH/AGL Deduction		39,753
ASSESSED VALUE		48,178
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,178
TOTAL JUST VALUE		87,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003224	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0598/0190	5/25/1990	WD	Q	V		8,000
GRANTOR: SMITH ELMER & V T						
GRANTEE: FERGUSON WM & BREND						
0431/0330	8/01/1984	WD	Q	V		4,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S27 E47 N1 E1 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
1	0681	POLE SHED	0	100	16	14	224.00	SF	15.00	15.00	100	1985	1985	3	20	672	
2	0940	SHEDS/PORT	0	100	16	9	144.00	SF	13.20	13.20	100	2000	2000	3	20	380	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
4	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2003	2003	3	22	211	

LAND DESCRIPTION

TOTAL OB/XF 1,391

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 07/27/2022 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS