

BLOCK 2 PT OF LOTS 17 & 16
L/E OR 1720/828
1981 NOBL DW/MH

WILLIAMS GLORIA L/E/
54269 PELICAN RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0002-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	17,510
DCK	64	15	10	190
UCP	253	20	51	971
USP	160	50	80	1,523
TOTALS	1,397		1,061	20,193

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	19	21	399.00	SF	18.00	18.00	100	1980
2	0810	CONCRETE A	0 100	15	10	150.00	SF	6.50	6.50	100	1985
3	0940	SHEDS/PORT	0 100	12	8	96.00	SF	18.00	18.00	100	1980
4	0810	CONCRETE A	0 100	16	20	320.00	SF	6.50	6.50	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,061	97.6000	63.44	67,310	1981	1981	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2008											
Heated Area: 920											
HX Base Yr 2008											
54269 PELICAN RD, CALLAHAN											

BLD DATE	03/05/2008	KWJW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			20,193
TOTAL MARKET OB/XF VALUE			2,993
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			58,186
SOH/AGL Deduction			31,984
ASSESSED VALUE			26,202
TOTAL EXEMPTION VALUE			26,202
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			58,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1720/0828	1/06/2011	QC	U	I	11	100	
GRANTOR: WILLIAMS GLORIA							
GRANTEE: SCULLY JAMES WALTER							
1488/1626	3/29/2007	WD	U	I	05	80,000	
GRANTOR: TOY GEORGETTE							
GRANTEE: WILLIAMS GLORIA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W4 DCK=[YR=2007] N8 W8 S8 E8\$ W36 S23 E21 USP=[YR=1993] S10 E16 N10 W16\$ E19 UCP=[YR=1993] E11 N23 W11 S23\$ N23\$.											