BLOCK 2 LOT 26
IN OR 2403/847
NASSAU PLANTATIONS UNR

GARVIN LARRY P SR
54047 PELICAN ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0002-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

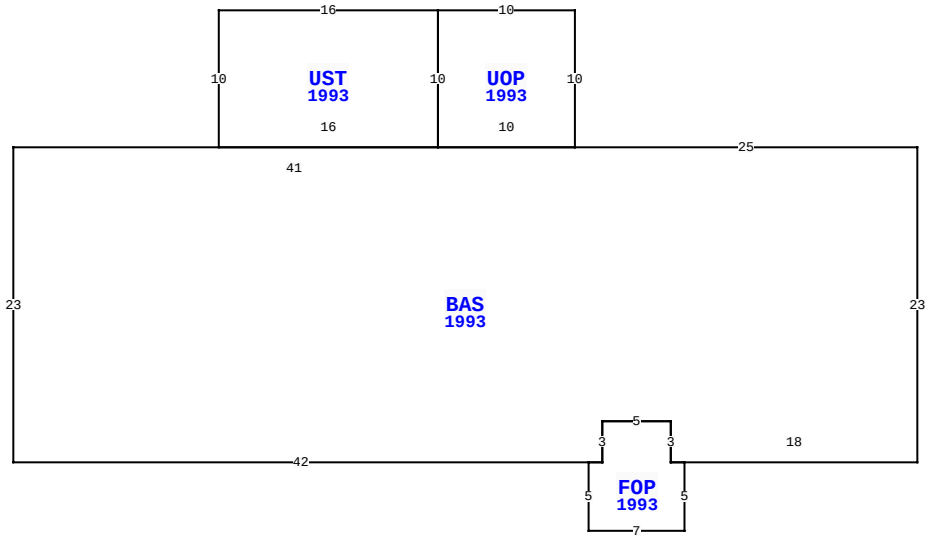
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02
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	1,503	100	1,503	24,457
FOP	50	30	15	244
UOP	100	25	25	407
UST	160	55	88	1,432
TOTALS	1,813		1,631	26,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,631	83.4400	54.24	88,465	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1503 HX Base Yr



54230 PLANTATION 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	26,540
TOTAL MARKET OB/XF VALUE	1,803
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	63,343
SOH/AGL Deduction	10,369
ASSESSED VALUE	52,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,974
TOTAL JUST VALUE	63,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/0847	5/06/2020	QC	U	I	11	100
GRANTOR: GARVIN JOSEPH & WILLI						
GRANTEE: GARVIN LARRY P SR						
2391/1004	5/06/2020	QC	U	I	98	100
GRANTOR: GARVIN JOSEPH & WILLI						
GRANTEE: GARVIN LARRY P SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 UOP=[YR=1993] N10 W10 UST=[YR=1993] W16 S10 E16 N10 $ S10 E10 $ W41 S23 E42 FOP=[YR=1993] S5 E7 N5 W1 N3 W5 S3 W1 $ E1 N3 E5 S3 E18 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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	0	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