BLOCK 3 LOT 2
IN OR 1135/525
NASSAU PLANTATIONS UNR

LANE DAVID E
54046 PELICAN ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

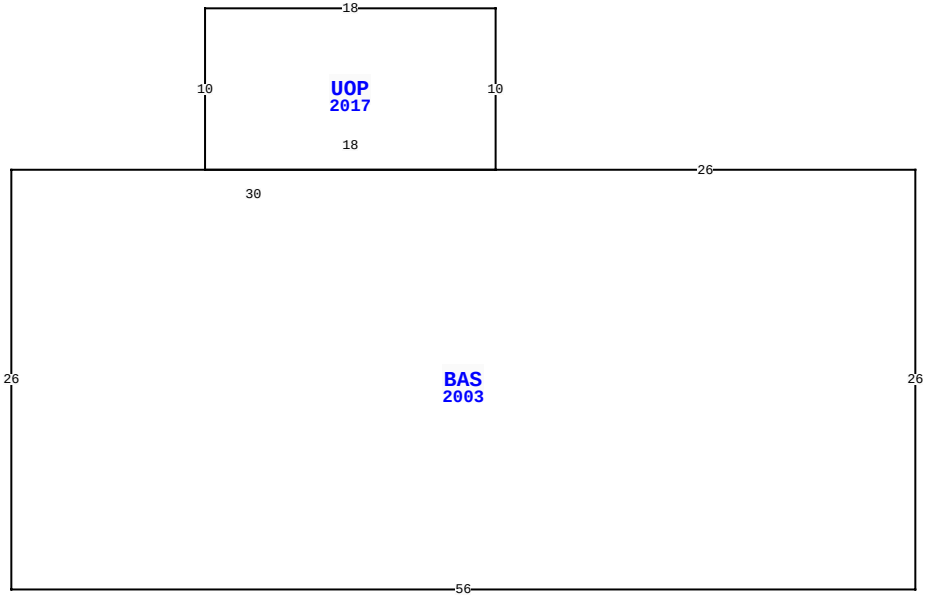
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	65,053
UOP	180	25	45	2,010
TOTALS	1,636		1,501	67,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,501	118.2000	82.74	124,193	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2004 Heated Area: 1456 HX Base Yr 2004



54046 PELICAN 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		67,064
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		102,064
SOH/AGL Deduction		45,074
ASSESSED VALUE		56,990
TOTAL EXEMPTION VALUE	HX HB	31,990
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M7150	H/AC	0	06/01/2003
MH4137	MH MOVE-ON	0	05/01/2003
P6780	NEW CONSTR	0	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1135/0525	5/06/2003	WD	Q	V		22,000
GRANTOR: WALKER DAVID B & BOBB						
GRANTEE: LANE DAVID E						
1001/1617	8/08/2001	WD	U	V	06	100
GRANTOR: MCVAY ROBERT MEREDITH						
GRANTEE: WALKER DAVID B & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 UOP=[YR=2017] N10 W18 S10 E18$ W30 S26 E56 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS