BLOCK 3 LOT 3
IN OR 1907/1562
2001 MILL-TW

KEEFER SARAH
54080 PELICAN RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0030

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

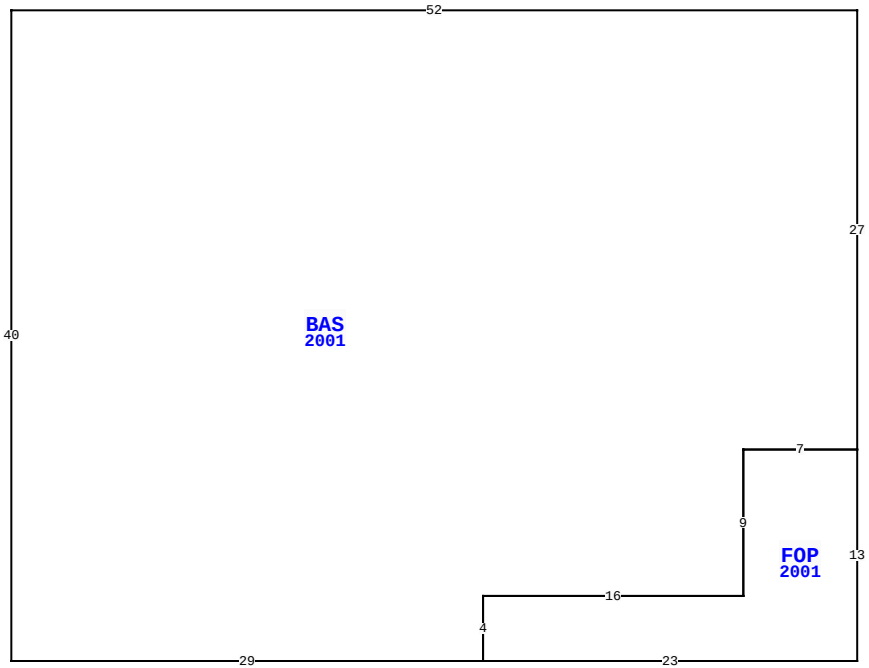
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100	1,925	86,856
FOP	155	30	46	2,076
TOTALS	2,080		1,971	88,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,971	128.9200	90.24	177,863	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2018 Heated Area: 1925 HX Base Yr 2018



54080 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		88,932
TOTAL MARKET OB/XF VALUE		3,410
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		127,342
SOH/AGL Deduction		55,023
ASSESSED VALUE		72,319
TOTAL EXEMPTION VALUE	HX HB	47,319
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013616	MH MOVE-ON	0	09/01/2001
7163	MH MOVE-ON	25,000	03/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2612/1526	12/23/2022	QC	U	I	11	100
GRANTOR: KEEFER RONALD						
GRANTEE: KEEFER SARAH						
1907/1562	3/14/2014	WD	Q	I	02	65,000
GRANTOR: PRICE TERESA L						
GRANTEE: KEEFER RONALD L & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S40 E29 FOP=[YR=2001] E23 N13 W7 S9 W16 S4$ N4 E16 N9 E7 N27$.

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
2	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	1985	1985	3	20	400	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,410

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 11/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS