BLOCK 3 LOT 5
IN OR 2091/601
NASSAU PLANTATIONS UNR

BELL JIMMY & ANGELA
54136 PELICAN RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

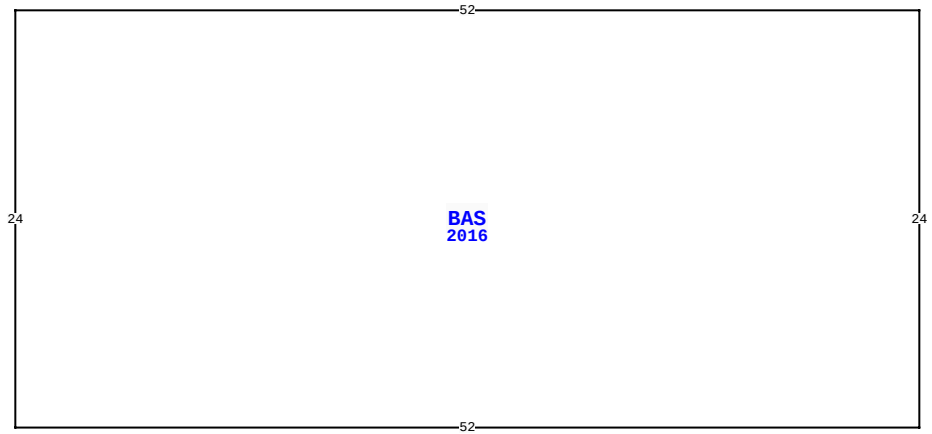
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	24,628
TOTALS	1,248		1,248	24,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	101.2000	65.78	82,093	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1248 HX Base Yr 2017



54136 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		24,628
TOTAL MARKET OB/XF VALUE		673
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		60,301
SOH/AGL Deduction		33,038
ASSESSED VALUE		27,263
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,263
TOTAL JUST VALUE		60,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4336	MH MOVE-ON	0	03/01/2004
P7760	NEW CONSTR	0	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/0601	12/28/2016	QC	U	I	11	100

GRANTOR: DAVIS LARRY & ELIZABE

GRANTEE: BELL JIMMY & ANGELA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W52 S24 E52 N24$.

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
3	0752	USP	0	100	10	12	120.00	SF	12.75	12.75	100	2005	2005	3	44	673	

LAND DESCRIPTION

TOTAL OB/XF 673

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