

BLOCK 3 LOT 9
IN OR 2236/1655
R224376 & R224377

ANDREWS JASPER S
54250 PELICAN RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	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	1,568	100	1,568	30,882
TOTALS	1,568		1,568	30,882

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
2	0811	CONCRETE B	0	0	30	30			5.20	100	1983	1983	3 44

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,568	101.0000	65.65	102,939	1984	1984	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1568													
HX Base Yr													
BAS 1993													

54250 PELICAN RD, CALLAHAN													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				37,543			
TOTAL MARKET OB/XF VALUE				2,059			
TOTAL LAND VALUE - MARKET				35,000			
TOTAL MARKET VALUE				74,602			
SOH/AGL Deduction				20,113			
ASSESSED VALUE				54,489			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				54,489			
TOTAL JUST VALUE				74,602			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				65,524			

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W56 S28 E56 N28 \$.													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSVR													

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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10001MINIMUM 10003CONC FINSH 10001NONE 10001NONE 10001NONE 10001NONE 10002WOOD FRAME 1001.1.10001010006DIST 1D 10000NONE 100

QUALITY

03Quality Level 03

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8025.00

TOTALS

6246246,661

EXTRA FEATURES

54250 PELICAN RD, CALLAHAN

LAND DESCRIPTION

TOTAL OB/XF0

REVIEW DATE

07/27/2018BY KBX

Total Acres:

0.00

Total Land Value:

35,000

Market:

0

Agricultural:

0

Common:

35,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND65000162461.000021.3513,322198219820050.0050.00

Heated Area:

624

HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE37,543TOTAL MARKET OB/XF VALUE2,059TOTAL LAND VALUE - MARKET35,000TOTAL MARKET VALUE74,602SOH/AGL Deduction20,113ASSESSED VALUE54,489TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE54,489TOTAL JUST VALUE74,602NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE65,524

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE2236/165511/15/2018QC U I I 11100GRANTOR: BROCK BEVERLY SGRANTEE: ANDREWS JASPER S0519/03506/03/1987WD Q I I 55,000GRANTOR: JEWELL O JGRANTEE: BROCK JOHNNY & BEV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S26 E24 N26 \$.