BLOCK 3 LOT 10
L/E OR 1146/520
R621903 & R621904

TAPLEY SHARON A
54276 PELICAN RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0100

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

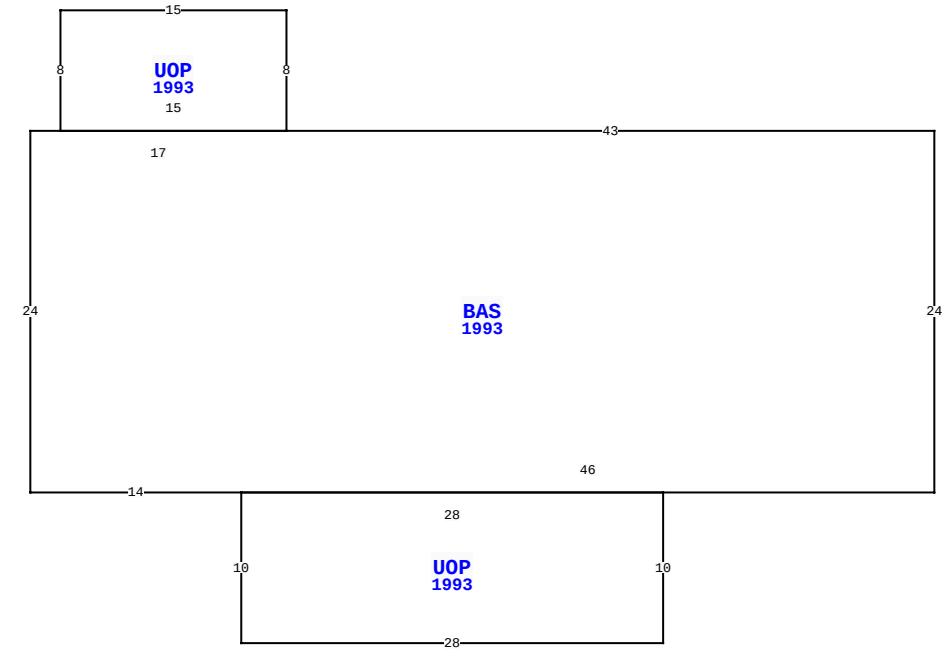
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	33,022
UOP	120	25	30	688
UOP	280	25	70	1,605
TOTALS	1,840		1,540	35,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,540	117.6000	76.44	117,718	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1440 HX Base Yr 2014



54276 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		35,315
TOTAL MARKET OB/XF VALUE		4,404
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		74,719
SOH/AGL Deduction		38,976
ASSESSED VALUE		35,743
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,743
TOTAL JUST VALUE		74,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94354	MH MOVE-ON	15,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0520	6/18/2003	QC	U	I	18	13,500
GRANTOR: DAVIS CATHERINE N L/E						
GRANTEE: TAPLEY SHARON A						
0699/1313	3/03/1994	WD	Q	I		41,600
GRANTOR: JONES JOSEPH D SR						
GRANTEE: DAVIS CATHERINE N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 UOP=[YR=1993] N8 W15 S8 E15$ W17 S24 E14
UOP=[YR=1993] S10 E28 N10 W28$ E46 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
1	1242	WD DECK A	0	100	12	27	324.00	SF	10.00	10.00	100	1991	1991	3	20	648	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	13.20	13.20	100	1993	1993	3	20	211	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
5	0801	ASPHALT A	0	100	0	0	540.00	SF	3.00	3.00	100	2000	2000	3	50	810	
6	0475	VF 4 SBPL	0	100	0	0	90.00	LF	14.00	14.00	100	2000	2000	3	55	693	
7	0469	VF LATTIC	0	100	0	0	90.00	SF	5.50	5.50	100	2000	2000	3	55	272	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	55	330	

LAND DESCRIPTION

TOTAL OB/XF 4,404

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