BLOCK 3 LOT 11
IN OR 1488/1696
R621653 & R621654

LARSEN DONNA J
54304 PELICAN ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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

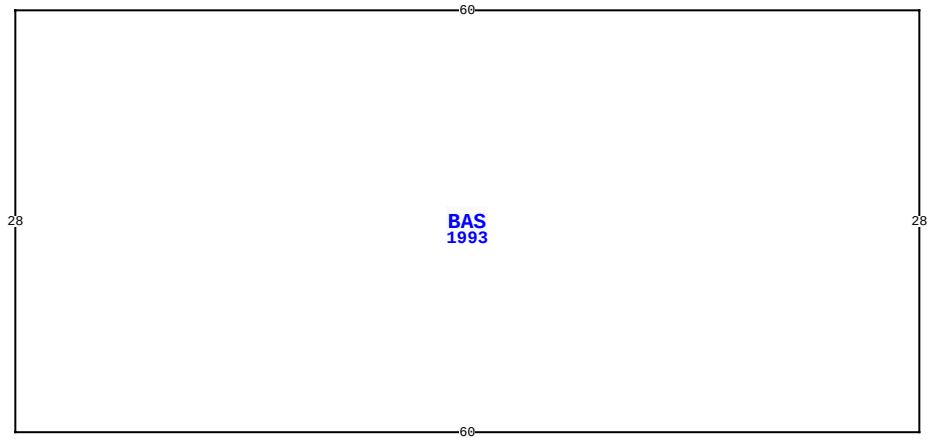
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	40,491
TOTALS	1,680		1,680	40,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	123.6000	80.34	134,971	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1680 HX Base Yr



54304 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	40,491
TOTAL MARKET OB/XF VALUE	2,684
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	78,175
SOH/AGL Deduction	27,304
ASSESSED VALUE	50,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,871
TOTAL JUST VALUE	78,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94417	MH MOVE-ON	20,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1696	3/29/2007	QC	U	I	01	100
GRANTOR: LARSEN DARRELL D & DO						
GRANTEE: LARSEN DONNA J						
0789/1450	4/09/1997	WD	Q	I		56,500
GRANTOR: HARRIS GREGORY S & TA						
GRANTEE: LARSEN DARRELL & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N28$.

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	0	10	20	200.00	SF	10.00	10.00	100	1993	1993	3	20	400	
2	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1993	1993	3	20	32	
3	0752	USP	0	0	6	12	72.00	SF	15.00	15.00	100	1993	1993	3	20	216	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
5	0351	CARPORT MT	0	0	22	24	528.00	SF	10.00	10.00	100	1997	1997	3	20	1,056	

LAND DESCRIPTION

TOTAL OB/XF 2,684

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	0	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