BLOCK 3 LOT 12
1984 MANA DW/MH
IN OR 1890/1617

SPIRES ROBERT KEITH
44441 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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

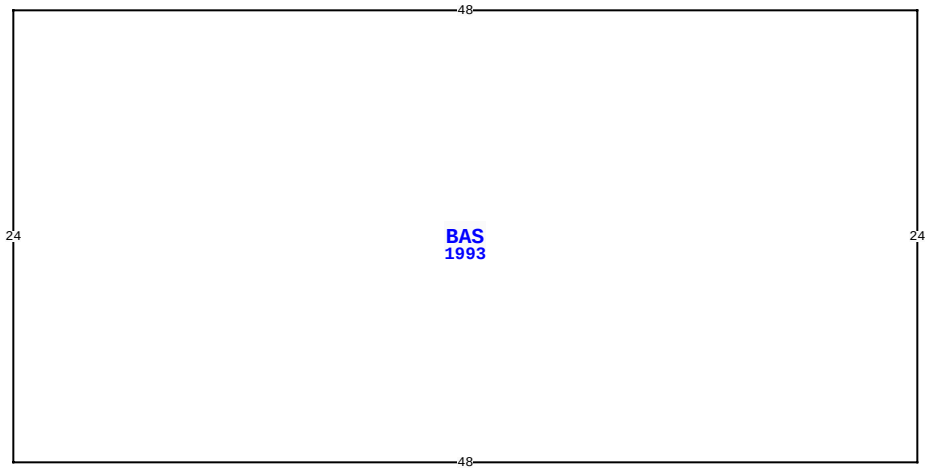
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	27,855
TOTALS	1,152		1,152	27,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	124.0000	80.60	92,851	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



54332 PELICAN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	27,855
TOTAL MARKET OB/XF VALUE	634
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	63,489
SOH/AGL Deduction	21,637
ASSESSED VALUE	41,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,852
TOTAL JUST VALUE	63,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1890/1617	11/21/2013	WD	U	I	37	10,000
GRANTOR: HAMELIN TYRONE R						
GRANTEE: SPIRES ROBERT KEITH						
1859/0351	4/26/2013	QC	U	I	11	100
GRANTOR: HAMELIN DAVID R						
GRANTEE: HAMELIN TYRONE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 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	0751	UOP	0	0	0	0	36.00	SF	10.00	10.00	100	1990	1990	3	20	72	
2	0350	CARPORT WD	0	0	18	12	216.00	SF	13.00	13.00	100	2000	2000	3	20	562	

LAND DESCRIPTION

TOTAL OB/XF 634

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/24/2019 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS