BLOCK 3 LOT 13
IN OR 800 PG 1585
NASSAU PLANTATIONS UNR

MESSER LINDA C EST/MESSER RICHARD ALAN
54360 PELICAN RD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

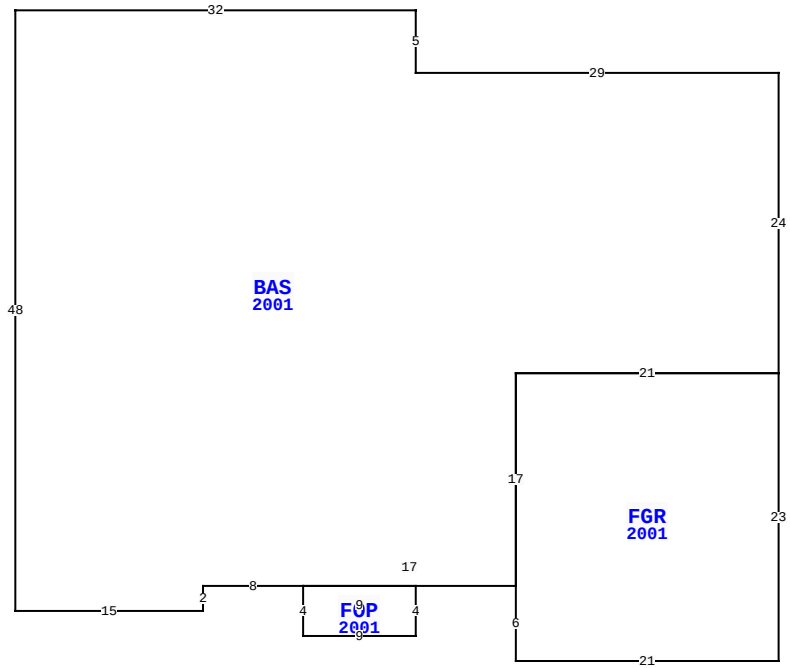
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2,334	225,214
FGR	483	55	266	25,667
FOP	36	30	11	1,061
TOTALS	2,853		2,611	251,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,611	128.0400	115.56	301,727	2000	2000	0	0	0	16.50	83.50

1 SINGLE FAM – 34% - 2013 Heated Area: 2334 HX Base Yr 2013



54360 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		251,942
TOTAL MARKET OB/XF VALUE		21,477
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		308,419
SOH/AGL Deduction		64,763
ASSESSED VALUE		243,656
TOTAL EXEMPTION VALUE	HA HAB	37,963
BASE TAXABLE VALUE		205,693
TOTAL JUST VALUE		308,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996717	NEW CONSTR	98,819	12/01/1999
B985001	GARAGE	18,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0800/1585	7/23/1997	WD	Q	V		9,000
GRANTOR: CAMPBELL THERESA A						
GRANTEE: MESSER JOHNNY SR &						
0663/1063	7/21/1992	QC	U	V	01	100
GRANTOR: CAMPBELL DAVID J JR						
GRANTEE: CAMPBELL THERESA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W29 N5 W32 S48 E15 N2 E8 FOP=[YR=2001] S4 E9 N4 W9 $ E17 FGR=[YR=2001] S6 E21 N23 W21 S17 $ N17 E21 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	0510	GARAGE WD-	0	34	32	24	768.00	SF	35.00	35.00	100	2001	2001	3	30	8,064	
2	0810	CONCRETE A	0	34	0	0	509.00	SF	6.50	6.50	100	2003	2003	3	84	2,779	
3	0812	CONCRETE C	0	34	0	0	2,659.00	SF	4.00	4.00	100	2003	2003	3	84	8,934	
4	0504	FP-ELECTRI	0	34	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	

LAND DESCRIPTION

TOTAL OB/XF 21,477

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	000100	C	SFR	34		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS