BLOCK 3 LOT 15
IN OR 2266/1299
NASSAU PLANTATIONS UNR

TALLEY JACOB A/RUSSELL AMANDA K
54389 SEAGULL DR
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

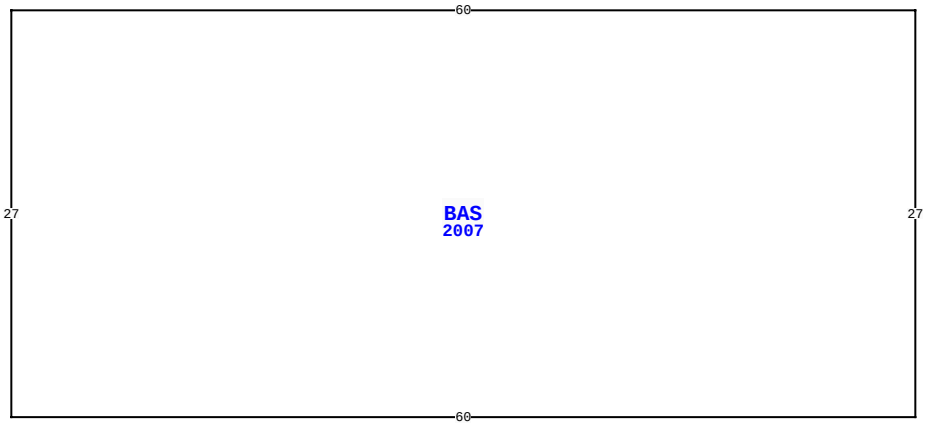
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	120,754
TOTALS	1,620		1,620	120,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	1,620	123.3078	80.15	129,843	2007	2007	0	0	0	7.00	93.00

2 MOD FRAME – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



54389 SEAGULL DR, CALLAHAN

BLD DATE	11/29/2007	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		120,754
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		155,754
SOH/AGL Deduction		34,551
ASSESSED VALUE		121,203
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,203
TOTAL JUST VALUE		155,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20197	ELEC OTHER	0	11/01/2007
M13411	MECH OTHER	0	11/01/2007
P12792	OTHER	0	10/01/2007
C20334	CO ISSUED	0	08/01/2007
B20334	MH MOVE-ON	0	08/01/2007
B20335	FOUNDATION	5,000	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2266/1299	4/04/2019	WD	Q	I	01	160,000
GRANTOR: WILSON TRAVIS & DESTO						
GRANTEE: TALLEY JACOB A & AM						
1777/0140	1/31/2012	WD	Q	I	01	75,000
GRANTOR: CHAVIS KIPLIN D & MIS						
GRANTEE: WILSON TRAVIS & DES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S27 E60 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 07/28/2022 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS