BLOCK 3 LOT 17
IN OR 650 PG 144
R567679 & R567680

MILTON MARIA E
54337 SEAGULL ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

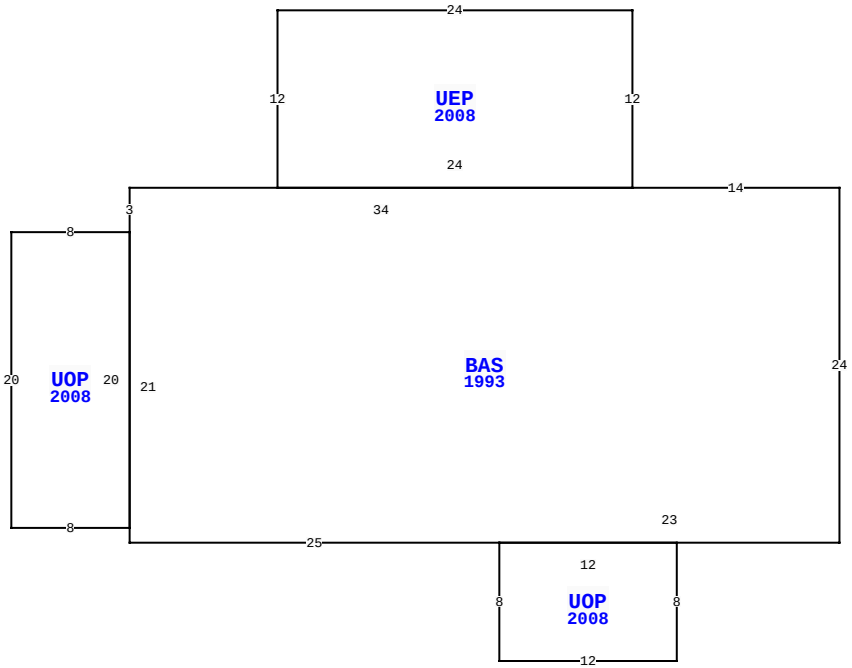
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,152	100	1,152	27,766
UEP	288	70	202	4,869
UOP	96	25	24	578
UOP	160	25	40	964
TOTALS	1,696		1,418	34,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,418	123.6000	80.34	113,922	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1152 HX Base Yr



54337 SEAGULL DR, 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		34,177
TOTAL MARKET OB/XF VALUE		3,598
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		72,775
SOH/AGL Deduction		35,212
ASSESSED VALUE		37,563
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,563
TOTAL JUST VALUE		72,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9371	CARPORT	4,800	02/01/2002
R3913	REPAIR/RRF	600	02/01/2002
B94958	ADDITION	2,448	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0650/0144	2/26/1992	WD	Q	V		12,000
GRANTOR: CONYERS GAYLE						
GRANTEE: MILTON MARIA E						
0546/0247	6/24/1988	QC	U	V	05	100
GRANTOR: LUCAS DONNIE LEE						
GRANTEE: CONYERS GAYLE U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UEP=[YR=2008] N12 W24 S12 E24$ W34 S3 UOP=[YR=2008] W8 S20 E8 N20$ S21 E25 UOP=[YR=2008] S8 E12 N8 W12$ E23 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	0350	CARPORT WD	0	100	20	16	320.00	SF	9.36	9.36	100	2002	2002	3	21	629	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520	
3	0940	SHEDS/PORT	0	100	30	12	360.00	SF	18.30	18.30	100	2003	2003	3	22	1,449	

LAND DESCRIPTION

TOTAL OB/XF 3,598

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

REVIEW DATE 10/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS