BLOCK 3 LOT 18
IN OR 1979/430
MH/ID C2620152NA & C2620152NB

TRAVIS DENNIS JAMES & ROBERTA
54305 SEAGULL DRIVE
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0180

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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

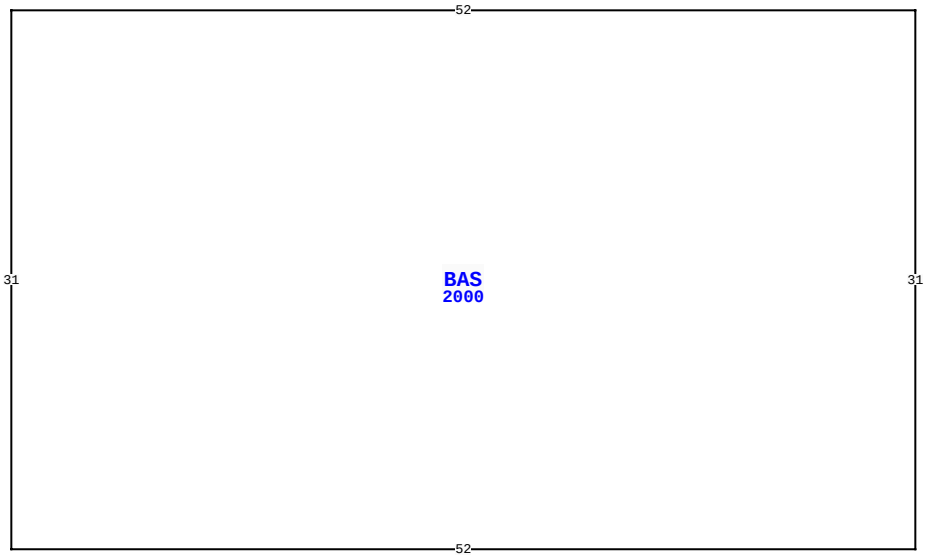
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	66,946
TOTALS	1,612		1,612	66,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	123.6000	86.52	139,470	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2016 Heated Area: 1612 HX Base Yr 2016



54305 SEAGULL DR, 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		66,946
TOTAL MARKET OB/XF VALUE		5,268
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		107,214
SOH/AGL Deduction		44,146
ASSESSED VALUE		63,068
TOTAL EXEMPTION VALUE	HX HB	38,068
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007291	FOUNDATION	2,000	07/01/2000
MH003187	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1979/0430	5/11/2015	WD	Q	I	01	79,900
GRANTOR: CHAMPION SONJA PHILLI						
GRANTEE: TRAVIS DENNIS JAMES						
1196/1928	12/22/2003	QC	U	I	01	100
GRANTOR: PHILLIPS MADELENE D						
GRANTEE: CHAMPION SONJA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W52 S31 E52 N31 $.

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	0810	CONCRETE A	0	100	20	8	160.00	SF	6.50	6.50	100	1985	1985	3	49.5	515	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
4	1242	WD DECK A	0	100	0	0	223.00	SF	10.00	10.00	100	2015	2015	3	74	1,650	

LAND DESCRIPTION

TOTAL OB/XF 5,268

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	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