BLOCK 3 LOT 22
IN OR 1640/834
2009 JACO DW/MH

CARTER TRACY/CARTER PAULA
54191 SEAGULL DR
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0220

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

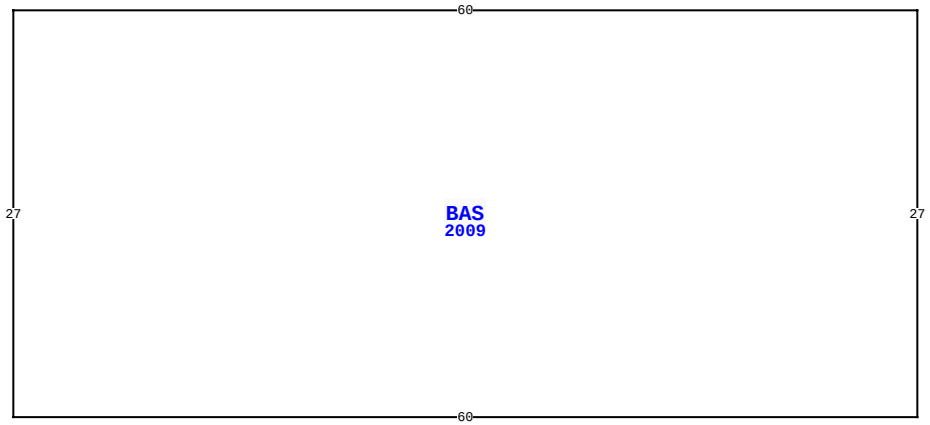
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	113,645
TOTALS	1,620		1,620	113,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	151.8400	106.29	172,190	2009	2009	0	0	0	34.00	66.00

2 M/H 94+ – 50% - 2011 Heated Area: 1620 HX Base Yr 2011



54191 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		113,645
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		148,645
SOH/AGL Deduction		55,767
ASSESSED VALUE		92,878
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		67,878
TOTAL JUST VALUE		148,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C095205	CO ISSUED	0	09/30/2009
M14699	MECH OTHER	0	07/01/2009
P13851	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1640/0834	8/20/2009	WD	Q	I	03	57,700
GRANTOR: RIVER TOWNE HOMES INC						
GRANTEE: CARTER TRACY & PAUL						
1589/0084	10/13/2008	WD	U	I	11	56,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: RIVER TOWNE HOMES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] 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	000001	C	V RS W/XFOB	50		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