BLOCK 3 LOT 26
IN OR 785 PG 1833
R107992 & R107993

THOMPSON ARTHUR M
54073 SEAGULL DR
CALLAHAN, FL 32011

2023

10-1N-25-2880-0003-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

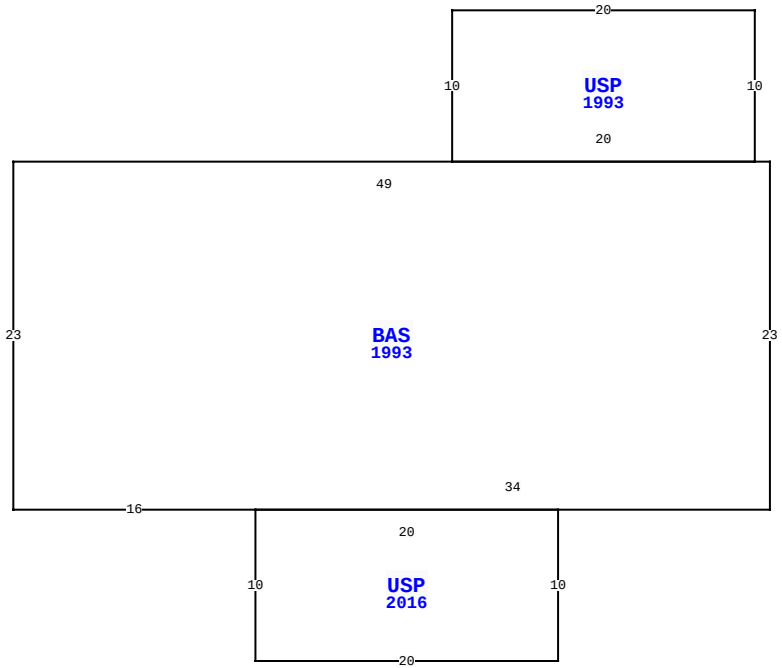
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	22,111
USP	200	50	100	1,923
USP	200	50	100	1,923
TOTALS	1,550		1,350	25,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,350	98.6000	64.09	86,522	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1150 HX Base Yr 1998



54073 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		25,957
TOTAL MARKET OB/XF VALUE		4,538
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		65,495
SOH/AGL Deduction		36,748
ASSESSED VALUE		28,747
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,747
TOTAL JUST VALUE		65,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3742	H/AC	1,600	04/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0785/1833	2/28/1997	WD	Q	I		32,500
GRANTOR: PUGH RICHARD W & SAND						
GRANTEE: THOMPSON ARTHUR M						
0393/0700	7/01/1983	WD	Q	V		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=1993] N10 W20 S10 E20$ W49 S23 E16
USP=[YR=2016] S10 E20 N10 W20$ E34 N23$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1995	1995	3	20	1,536	
6	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 4,538

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