BLK 4 LOT 1 & PT OF TRACT C
NASSAU PLANTATIONS S/D UNR
IN OR 2618/1791

54024 SEAGULL DRIVE LAND TRUST/BROWN JAY ADAM TRUS
54024 SEAGULL DRIVE
CALLAHAN, FL 32011

2023

10-1N-25-2880-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

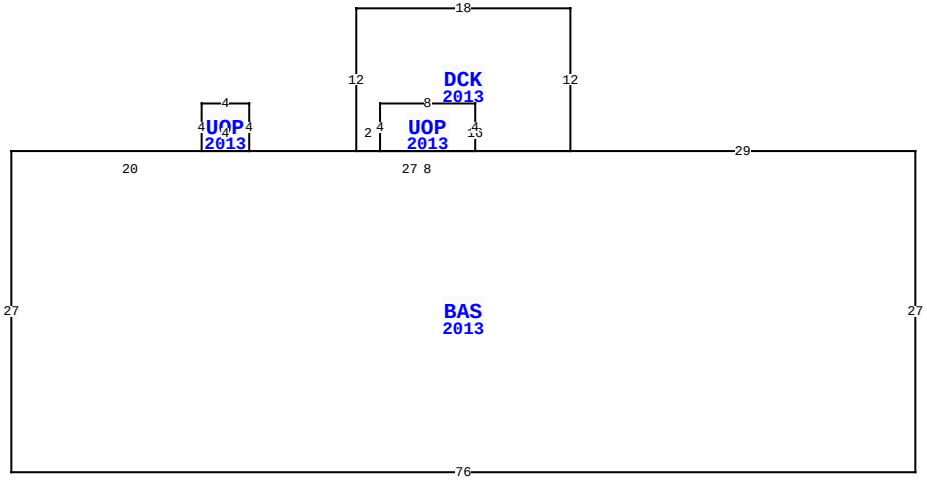
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	129,620
DCK	216	15	32	2,022
UOP	16	25	4	253
UOP	32	25	8	505
TOTALS	2,316		2,096	132,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,096	128.9200	90.24	189,143	2009	2011	0	0	0	30.00	70.00

2 M/H 94+ – 0% - 2023 Heated Area: 2052 HX Base Yr



54024 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	132,400
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	74,200
TOTAL MARKET VALUE	206,600
SOH/AGL Deduction	0
ASSESSED VALUE	206,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,600
TOTAL JUST VALUE	206,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21804	DEMOLITION	1,800	08/01/2008
C5080	CO ISSUED	0	06/01/2008
MH5080	MH MOVE-ON	0	06/01/2008
E20929	ELEC OTHER	0	06/01/2008
E20971	ELEC OTHER	1,800	06/01/2008
M13900	MECH OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1791	2/09/2023	WD	Q	I	01	204,300
GRANTOR: CORNELISON AMBER L &						
GRANTEE: 54024 SEAGULL DRIVE						
2618/1789	9/02/2022	WD	U	I	11	100
GRANTOR: WEED TIMOTHY C & AMY						
GRANTEE: CORNELISON AMBER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W29 DCK=[YR=2013] N12 W18 S12 E2 UOP=[YR=2013] N4 E8 S4 W8$ E16$ W27 UOP=[YR=2013] N4 W4 S4 E4$ W20 S27 E76 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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	2.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,200							

REVIEW DATE 05/30/2018 BY KBX Total Acres: 2.12 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 08/02/2023 BY SYS