BLOCK 4 LOT 2 & PT OF TRACT C
IN OR 2521/187
R224308 & R224309

NEW LEAF ENTERPRISES
2822 BROWARD RD
JACKSONVILLE, FL 32218

2023

10-1N-25-2880-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

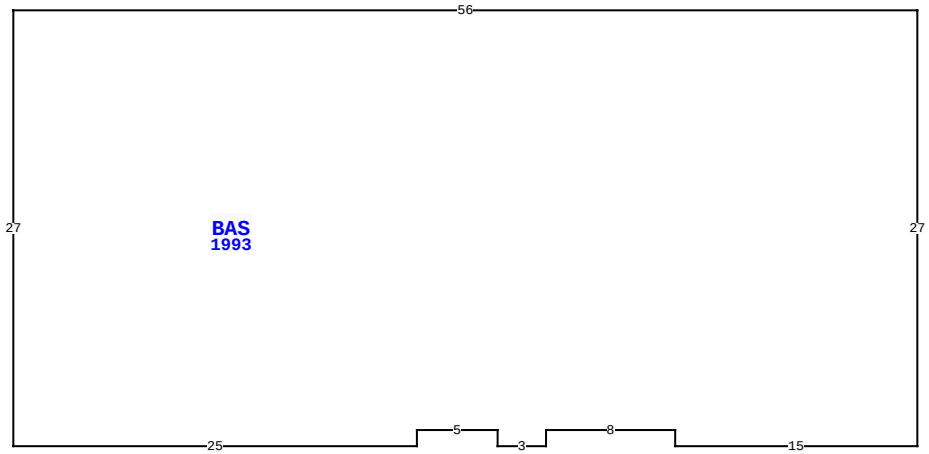
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,499	100	1,499	33,908
TOTALS	1,499		1,499	33,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,499	116.0000	75.40	113,025	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1499 HX Base Yr



54048 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	33,908
TOTAL MARKET OB/XF VALUE	3,088
TOTAL LAND VALUE - MARKET	70,700
TOTAL MARKET VALUE	107,696
SOH/AGL Deduction	1,366
ASSESSED VALUE	106,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,330
TOTAL JUST VALUE	107,696
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0187	12/13/2021	CT	U	I	18	80,100
GRANTOR: CLERK OF COURT						
GRANTEE: NEW LEAF ENTERPRISE						
0782/1796	1/21/1997	QC	U	I	07	100
GRANTOR: EMERSON						
GRANTEE: EMERSON RONALD & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E25 N1 E5 S1 E3 N1E8 S1 E15 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
1	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1987	1987	3	20	256	
2	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	10.00	100	1985	1985	3	20	320	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1987	1987	3	20	482	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 3,088

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,700							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 2.02 Total Land Value: 70,700 Market: 0 Agricultural: 0 Common: 70,700 PRINTED 08/02/2023 BY SYS