

STORY LEANNE & DAVID CARL
54076 SEAGULL DR
CALLAHAN, FL 32011

10-1N-25-2880-0004-0030

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

VINYL 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
LVT/LAMNT 100
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
MOBILE HOME

Quality

06

Quality Level 06

DOR CODE

0200

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8025.00

TOTALS

2,088

1,894

197,932

EXTRA FEATURES

L N 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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDCK 2022BAS 2022DCK 2022

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE197,932TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET66,500TOTAL MARKET VALUE264,432SOH/AGL Deduction49,083ASSESSED VALUE215,349TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE165,349TOTAL JUST VALUE264,432NCON VALUE197,931INCOME VALUEPREVIOUS YEAR MKT VALUE74,000

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE2552/13853/31/2022WDQV0188,000GRANTOR:FIRST COAST INCGRANTEE:STORY LEANNE & DAVI2481/02047/20/2021TXUII1140,300GRANTOR:TAX COLLECTORGRANTEE:FIRST COAST INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W42 DCK=[YR=2022] N10 W10 S10 E10\$ W18 S31 E14 DCK=[YR=2022] S8 E16 N8 W16\$ E46 N31\$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 OR 150.00 291.00 1.90 AC 1.00 1.00 1.00 35,000.00 35,000.00 66,500

REVIEW DATE

12/21/2022

BY

KW

Total Acres:

1.90

Total Land Value:

66,500

Market:

0

Agricultural:

0

Common:

66,500

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