

FLOWERS KENNETH W & CAROLYN E/ENSIGN-FLOWERS CAROL
54170 SEAGULL DRIVE
CALLAHAN, FL 32011

10-1N-25-2880-0004-0060

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001.1. 1000 100

Quality03Quality Level 03DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8025.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,4401001,44032,910FSP216601302,971

TOTALS1,6561,57035,881

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0820021,570117.200076.18119,603198119900070.0030.00

M/H 93- - 100% - 2003Heated Area: 1440HX Base Yr 2003

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSD TDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000.000.005.04AC1.001.001.0016,000.0016,000.0080,640

REVIEW DATE03/11/2020BYKBTotal Acres: 5.04Total Land Value: 80,640Market: 0Agricultural: 0Common: 80,640PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE48,074TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET80,640TOTAL MARKET VALUE128,714SOH/AGL Deduction54,707ASSESSED VALUE74,007TOTAL EXEMPTION VALUEHX HB49,007BASE TAXABLE VALUE25,000TOTAL JUST VALUE128,714NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE129,533

PERMIT NUMDESCRIPTIONAMTISSUED19002047GARAGE29,23804/01/201919002048GARAGE14,62204/01/2019B11304XFOB2,20004/01/2003

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1027/02617/17/2001WD U I I1065,000GRANTOR: SMITH GEORGE CGRANTEE: FLOWERS KENNETH W &0987/14246/29/1999QC U I I01100GRANTOR: FLOWERS KENNETH WAYNEGRANTEE: FLOWERS KENNETH WAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E22 FSP=[YR=2003] S12 E18 N12 W18\$ E38 N24\$.

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