BLOCK 4 LOT 7 & PT OF TRACT C
IN OR 1383/758
NASSAU PLANTATIONS UNR

PLUMMER FREDERICK A JR & JANET
54202 SEAGULL DRIVE
CALLAHAN, FL 32011

2023

10-1N-25-2880-0004-0070

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

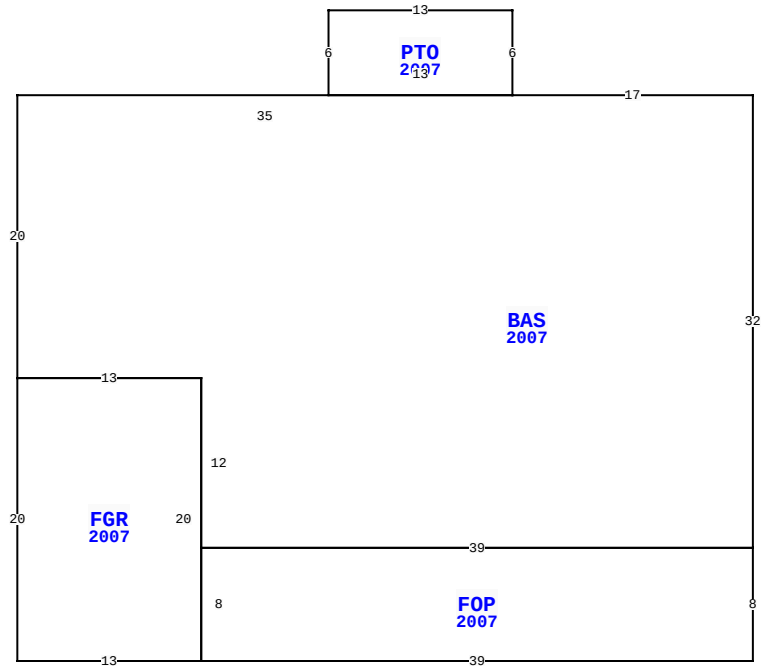
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	145,517
FGR	260	55	143	13,799
FOP	312	30	94	9,070
PTO	78	5	4	386
TOTALS	2,158		1,749	168,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,749	114.9750	103.76	181,476	2007	2007	0	0	0	7.00	93.00

2 SINGLE FAM – 100% - 2008 Heated Area: 1508 HX Base Yr 2008



54202 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		168,773
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,250
TOTAL MARKET VALUE		223,023
SOH/AGL Deduction		107,745
ASSESSED VALUE		115,278
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,278
TOTAL JUST VALUE		223,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12215	MECH OTHER	0	11/01/2006
E18186	ELEC OTHER	3,500	10/01/2006
P11621	OTHER	0	10/01/2006
C18555	CO ISSUED	0	09/01/2006
B18555	NEW CONSTR	139,000	09/01/2006
R09738	REPAIR/RRF	2,125	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/0758	1/23/2006	WD	U	I	06	100
GRANTOR: FARRAR PERRIN NEAL						
GRANTEE: PLUMMER FREDRICK A						
0528/0148	10/06/1987	WD	Q	I		33,000
GRANTOR: TAYLOR ROBERT L						
GRANTEE: FARRAR PERRIN NEAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 PTO=[YR=2007] N6 W13 S6 E13$ W35 S20
FGR=[YR=2007] S20 E13 FOP=[YR=2007] E39 N8 W39 S8$ N20 W13$
E13 S12 E39 N32$.

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	000115	C	SFR ACRES	100	0006	OR	150.00	291.00	1.55	AC		1.00	1.00	1.00	35,000.00	35,000.00	54,250							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 1.55 Total Land Value: 54,250 Market: 0 Agricultural: 0 Common: 54,250 PRINTED 08/02/2023 BY SYS