BLOCK 4 LOT 8 & PT OF TRACT C
OR 528 PG 561
R334207 & R334208

AROCENA MA CARMEN
54220 SEAGULL DRIVE
CALLAHAN, FL 32011

2023

10-1N-25-2880-0004-0080

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	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
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

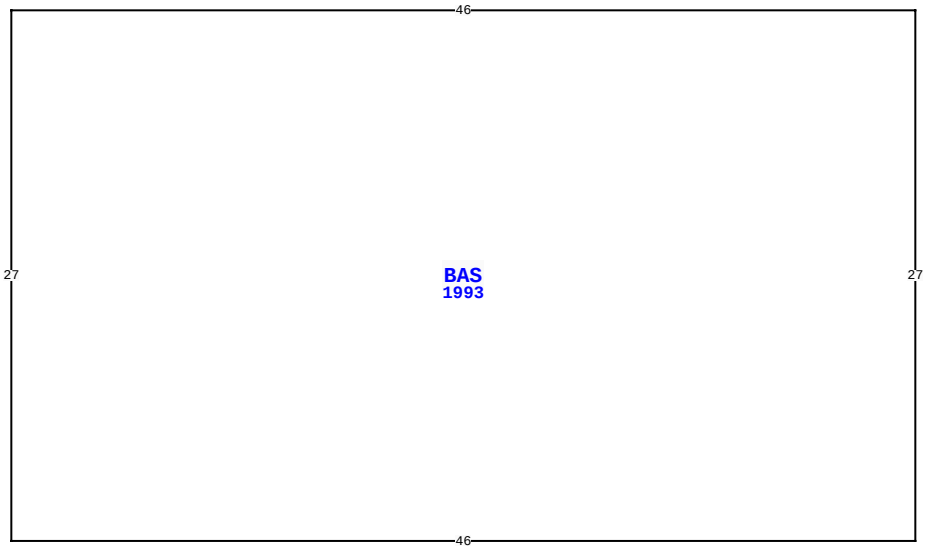
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	29,257
TOTALS	1,242		1,242	29,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,242	120.8000	78.52	97,522	1988	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1242 HX Base Yr



54220 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		29,257
TOTAL MARKET OB/XF VALUE		192
TOTAL LAND VALUE - MARKET		50,750
TOTAL MARKET VALUE		80,199
SOH/AGL Deduction		49,729
ASSESSED VALUE		30,470
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		470
TOTAL JUST VALUE		80,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0528/0561	10/08/1987	WD	Q	V		10,500

GRANTOR: TAYLOR ROBERT
GRANTEE: AROCENA MA CARMEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S27 E46 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	100	8	10	80.00	SF	10.00	10.00	100	1987	1987	3	20	160	
3	1243	WD DECK F	0	100	4	5	20.00	SF	8.00	8.00	100	1987	1987	3	20	32	

LAND DESCRIPTION

TOTAL OB/XF 192

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		OR	150.00	291.00	1.45	AC		1.00	1.00	1.00	35,000.00	35,000.00	50,750							

REVIEW DATE 03/24/2022 BY HSA Total Acres: 1.45 Total Land Value: 50,750 Market: 0 Agricultural: 0 Common: 50,750 PRINTED 08/02/2023 BY SYS