

BLOCK 4 LOT 9 & PT OF TRACT C
IN OR 530 PG 752
R 223919 & R 223920

SHAW DAVID C
54252 SEAGULL DRIVE
CALLAHAN, FL 32011

2023

10-1N-25-2880-0004-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	02	MIN PLYWD 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	1,152	100	1,152	24,710
TOTALS	1,152		1,152	24,710

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
1	0940	SHEDS/PORT	0 100	16	16	256.00	SF	21.30	21.30	100	1995	1995	3 20

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000115	C	SFR ACRES	100		OR	150.00	291.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,152	110.0000	71.50	82,368	1984	1984	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 0 Heated Area: 1152 HX Base Yr													
24482448 BAS 1993													
54252 SEAGULL DR, CALLAHAN													

TOTAL OB/XF 1,091													
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
1	0940	SHEDS/PORT	0 100	16	16	256.00	SF	21.30	21.30	100	1995	1995	3 20

TOTAL OB/XF 1,091													
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
1	0940	SHEDS/PORT	0 100	16	16	256.00	SF	21.30	21.30	100	1995	1995	3 20

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 6													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6										Tax Dist:			
BUILDING MARKET VALUE										24,710			
TOTAL MARKET OB/XF VALUE										1,091			
TOTAL LAND VALUE - MARKET										35,000			
TOTAL MARKET VALUE										60,801			
SOH/AGL Deduction										29,926			
ASSESSED VALUE										30,875			
TOTAL EXEMPTION VALUE										HX HB 25,000			
BASE TAXABLE VALUE										5,875			
TOTAL JUST VALUE										60,801			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										53,611			