

BLOCK 4 LOT 10 & PT OF TRACT C
IN OR 584 PG 149
CASE #94-03451-FM DUVAL

GARVIN JOSEPH EST
54230 PLANTATION ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0004-0100



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	02	Quality Level 02
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	1,620	100	1,620	25,919
UCP	702	20	140	2,240
UEP	256	70	179	2,864
UOP	24	25	6	96
UOP	192	25	48	768
UST	64	55	35	560

TOTALS	2,858		2,028	32,446
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	0	73	25			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	0	0006	OR	150.00	291.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	2,028	82.0400	53.33	108,153	1990	1990	0	0	70.00	30.00	
1 M/H 93- - 0% - 0 Heated Area: 1620 HX Base Yr												

TOTAL OB/XF												
4,526												

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4,526												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				32,446			
TOTAL MARKET OB/XF VALUE				4,526			
TOTAL LAND VALUE - MARKET				35,000			
TOTAL MARKET VALUE				71,972			
SOH/AGL Deduction				22,715			
ASSESSED VALUE				49,257			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				49,257			
TOTAL JUST VALUE				71,972			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				61,528			