BLOCK 4 LOT 12 & PT OF TRACT C
OR 1387/1292 R673185
NASSAU PLANTATIONS UNR

AYONON CHASTITY
54340 SEAGULL DR
CALLAHAN, FL 32011

2023

10-1N-25-2880-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

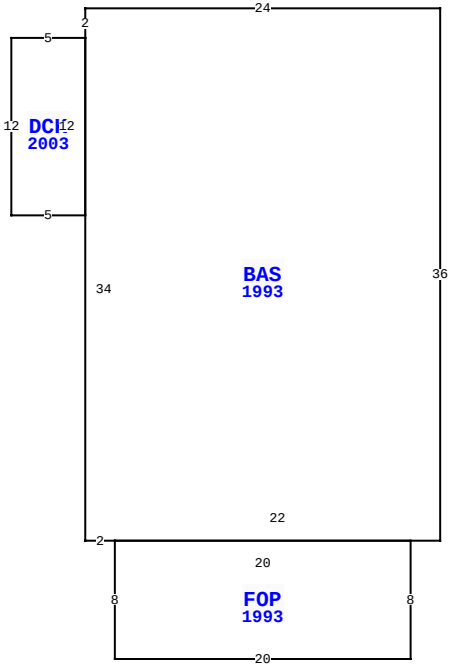
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	864	100	864	65,817
DCK	60	10	6	457
FOP	160	30	48	3,657
TOTALS	1,084		918	69,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	918	105.8400	95.52	87,687	1965	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2007 Heated Area: 864 HX Base Yr 2007



54340 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		69,930
TOTAL MARKET OB/XF VALUE		562
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		105,492
SOH/AGL Deduction		50,932
ASSESSED VALUE		54,560
TOTAL EXEMPTION VALUE	HX HB	29,560
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11616	REPAIR/RRF	0	08/27/2003
B11617	DEMOLITION	0	08/27/2003
E11635	NEW CONSTR	300	08/01/2003
R002429	REPAIR/RRF	0	04/01/2000
7121	REPAIR/RRF	2,000	03/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/1292	2/08/2006	WD	Q	I		83,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: AYONON CHASTITY						
1190/0339	11/21/2003	WD	U	I	06	100
GRANTOR: GARRETT CHARLES						
GRANTEE: DESALVO PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S2 DCK=[YR=2003] W5 S12 E5 N12$ S34 E2
FOP=[YR=1993] S8 E20 N8 W20$ E22 N36$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	19.50	19.50	100	1975	1975	3	20	562	

LAND DESCRIPTION

TOTAL OB/XF 562

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	000100	C	SFR	100	0006	OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS