BLOCK 4 LOT 13 & PT OF TRACT C
IN OR 911/1177
NASSAU PLANTATIONS UNR

RIDDLE KEVIN CONNOR/SAIN DONNIE L
44078 CHARWOOD DRIVE
CALLAHAN, FL 32011

2023

10-1N-25-2880-0004-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

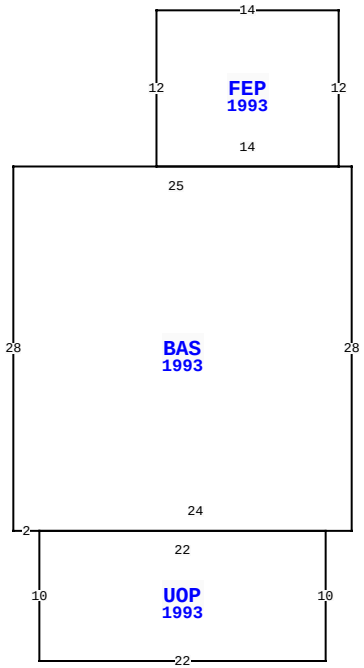
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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	02	Quality Level 02
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	728	100	728	41,395
FEP	168	80	134	7,620
UOP	220	20	44	2,502
TOTALS	1,116		906	51,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	906	91.1088	82.23	74,500	1965	1970	0	0	0	30.85	69.15

1 SINGLE FAM – 0% - 2023 Heated Area: 728 HX Base Yr



54378 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	51,517
TOTAL MARKET OB/XF VALUE	335
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	86,852
SOH/AGL Deduction	0
ASSESSED VALUE	86,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,852
TOTAL JUST VALUE	86,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0634	7/05/2022	WD	U	I	11	100
GRANTOR: SAIN JANICE C & DONNI						
GRANTEE: RIDDLE KEVIN CONNOR						
0911/1177	12/15/1999	WD	U	I	18	100
GRANTOR: CARVO ARTHUR O & ALIC						
GRANTEE: CARVO ARTHUR O & AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=1993] N12 W14 S12 E14 $ W25 S28 E2
UOP=[YR=1993] S10 E22 N10 W22 $ E24 N28 $.

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	0	6	6	36.00	SF	30.00	30.00	100	2006	2006	3	31	335	

LAND DESCRIPTION

TOTAL OB/XF 335

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	0	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