

BLOCK 6 LOT 4
IN OR 1051/1131
NASSAU PLANTATIONS UNR

GANGER TAMMY LYNN EST
54203 PLANTATION RD
CALLAHAN, FL 32011-0534

2023

10-1N-25-2880-0006-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	948	100	948	64,661
FCP	248	25	62	4,229
FOP	40	30	12	818
FST	64	55	35	2,387
TOTALS	1,300		1,057	72,096

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	2	18	36.00	SF	6.50	6.50	
2	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,057	97.5200	88.01	93,027	1987	1992	0	0	22.50	77.50
1 SINGLE FAM - 100% - 2002 Heated Area: 948 HX Base Yr 2002											

54203 PLANTATION RD, CALLAHAN					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
36.00	SF	6.50	6.50	100	1987	1987	3	54.5	128		
400.00	SF	15.00	15.00	100	1980	1980	3	20	1,200		
64.00	SF	20.10	20.10	100	1986	1986	3	20	257		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		72,096	
TOTAL MARKET OB/XF VALUE		1,585	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		108,681	
SOH/AGL Deduction		51,079	
ASSESSED VALUE		57,602	
TOTAL EXEMPTION VALUE		HX HB DX 37,602	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		108,681	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4362	NEW CONSTR	35,420	09/11/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1051/1131	4/24/2002	QC	U	I	01	100	
GRANTOR: JOHNS MICHAEL & TAMMY							
GRANTEE: GANGER TAMMY LYNN							
0526/0954	9/18/1987	WD	U	I		100	
GRANTOR: HOWARD VERA JEAN							
GRANTEE: JOHNS MICHAEL & T L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W38 FST=[YR=1993] W12 S6 FCP=[YR=1993] S20 E12 FOP=[YR=1993] E10 N4 W10 S4\$ N22 W4 S2 W8\$ E8 N2 E4 N4\$ S22 E10 S4 E28 N26\$.											