

LOVE JASON/LOVE JENNIFER
54025 PLANTATION RD
CALLAHAN, FL 32011

10-1N-25-2880-0006-0100

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03ABOVE AVG 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor13LVT/LAMNT 70
Interior Floor14CARPET 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame02WOOD FRAME 100

Stories UnitsOccupancy1.
Units0
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	223,009
FOP	126	30	38	5,231
FOP	162	30	49	6,745
STP	12	10	1	138

TOTALS1,9201,708235,123

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,708115.9200137.66235,123202120210000.00100.00

2 SNGL FAM - 100% - 2022Heated Area: 1620HX Base Yr 2022

FOP
2021

BAS
2021

FOP
2021

STP
2021

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE258,255

TOTAL MARKET OB/XF VALUE6,469

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE299,724

SOH/AGL Deduction58,139

ASSESSED VALUE241,585

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE191,585

TOTAL JUST VALUE299,724

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE239,273

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE SALE PRICE

2195/00234/29/2018QCUCI11100

GRANTOR: LOVE JAMES & JASON

GRANTEE: LOVE JASON & JENNIF

2028/15632/17/2016QCUUI11100

GRANTOR: LOVE JAMES R

GRANTEE: LOVE JAMES & JASON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] W21 S6 E21 N6\$ S6 W36 S30 E12
FOP=[YR=2021] S6 E11 STP=[YR=2021] S2 E6 N2 W6\$ E16 N6 W27\$
E39 N36\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTHTOT LND UNIT UNITTDPH % TOT UNIT ADJ UNIT LAND OTHER AND YEAR DEN DECL FRZ YR CONSRV

CODECLSDESCRIPTIONCAPRDDLOCFRONTDEPTHTOT LNDUNITUNTTDPH% TOTADJPRICEADJPRICELAVALUENOTESYEARDENSITYDECLFRZYRCNSRV

1000100CSFR100ORD0.000.001.00LT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE 07/19/2021 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

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CALLAHAN, FL 32011

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structure

2503

MOD METAL 100
GABLE/HIP 100

Roof Cover Interior Wall

0301

COMP SHNGL 100
MINIMUM 100

Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

0301010101051.000008

CONC FINSH 100
NONE 100
NONE 100
0 100
0 100 STEEL 100
1. 1. 100
0 100 NONE 100

TOTALS

96096023,132

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 OB/XF MKT VALUE NOTES

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

REVIEW DATE 07/19/2021 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYE ECON FNCTNORM% COND

65000196069.552024.3423,36620212021001.0099.00

3 GARAGE RES - 100% - 2022Heated Area: 960HX Base Yr 2022

TOTALS

96096023,132

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

54025 PLANTATION RD, CALLAHAN

TOTAL OB/XF0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

258,2556,46935,000299,72458,139241,58550,000191,585299,7240239,273

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE

2195/00234/29/2018QC U I 11100

GRANTOR: LOVE JAMES & JASONGRANTEE: LOVE JASON & JENNIF2028/15632/17/2016QC U I 11100GRANTOR: LOVE JAMES RGRANTEE: LOVE JAMES & JASON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S24 E40 N24\$.