BLOCK 2 LOT 15
IN OR 2704/1633
NASSAU PLANTATIONS UNR

CABRERA RICKY NOEL & KENDALL
54337 PELICAN ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

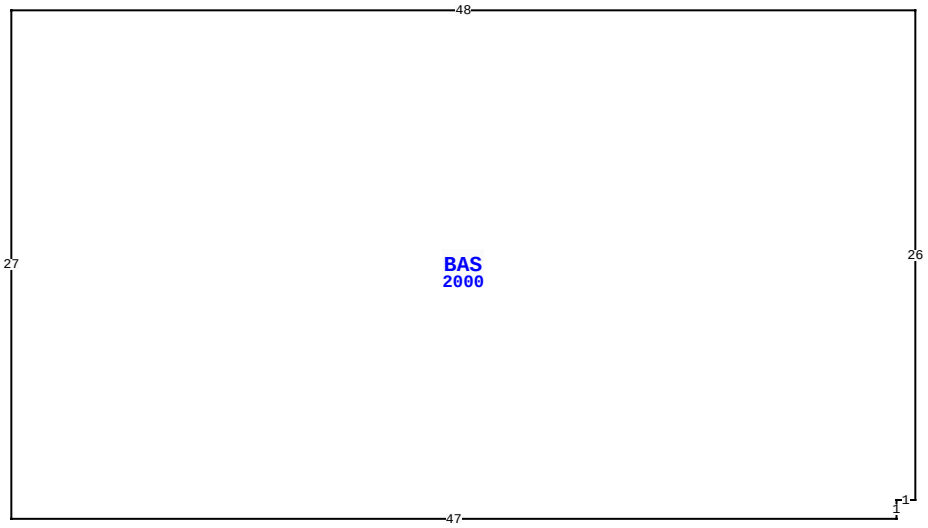
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,295	100	1,295	52,821
TOTALS	1,295		1,295	52,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,295	123.6000	92.70	120,046	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2024 Heated Area: 1295 HX Base Yr



54337 PELICAN RD, 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	52,820
TOTAL MARKET OB/XF VALUE	1,382
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	89,202
SOH/AGL Deduction	0
ASSESSED VALUE	89,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,202
TOTAL JUST VALUE	89,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003224	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1633	4/03/2024	WD	Q	I	01	210,000
GRANTOR: BUYING JAX HOMES LLC						
GRANTEE: CABRERA RICKY NOEL						
2685/620	12/18/2023	CT	U	I	18	127,600
GRANTOR: CLERK OF COURT						
GRANTEE: BUYING JAX HOMES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S27 E47 N1 E1 N26 $.

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	0681	POLE SHED	0	0	16	14	224.00	SF	15.00	15.00	100	1985	1985	3	20	672	
2	0940	SHEDS/PORT	0	0	16	9	144.00	SF	13.20	13.20	100	2000	2000	3	20	380	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
4	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	2003	2003	3	21	202	

LAND DESCRIPTION

TOTAL OB/XF 1,382

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/27/2022 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS