BLOCK 2 PT OF LOTS 17 & 16
L/E OR 1720/828
1981 NOBL DW/MH

WILLIAMS GLORIA L/E/
54269 PELICAN RD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0002-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

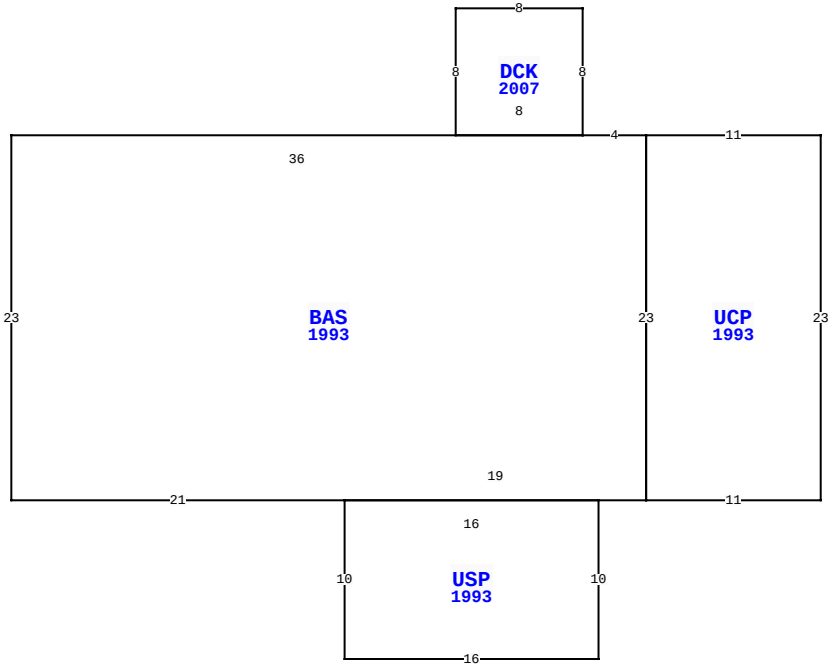
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	920	100	920	18,856
DCK	64	15	10	205
UCP	253	20	51	1,045
USP	160	50	80	1,640
TOTALS	1,397		1,061	21,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,061	97.6000	68.32	72,488	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 920 HX Base Yr 2008



54269 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		21,746
TOTAL MARKET OB/XF VALUE		2,916
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		59,662
SOH/AGL Deduction		32,674
ASSESSED VALUE		26,988
TOTAL EXEMPTION VALUE	HX HB WX	26,988
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		59,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1720/0828	1/06/2011	QC	U	I	11	100
GRANTOR: WILLIAMS GLORIA						
GRANTEE: SCULLY JAMES WALTER						
1488/1626	3/29/2007	WD	U	I	05	80,000
GRANTOR: TOY GEORGETTE						
GRANTEE: WILLIAMS GLORIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 DCK=[YR=2007] N8 W8 S8 E8$ W36 S23 E21
USP=[YR=1993] S10 E16 N10 W16$ E19 UCP=[YR=1993] E11 N23
W11 S23$ N23$.

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	19	21	399.00	SF	18.00	18.00	100	1980	1980	3	20	1,436	
2	0810	CONCRETE A	0	100	15	10	150.00	SF	6.50	6.50	100	1985	1985	3	47	458	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.00	18.00	100	1980	1980	3	20	346	
4	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1980	1980	3	32.5	676	

LAND DESCRIPTION

TOTAL OB/XF 2,916

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	100	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 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS