BLOCK 2 LOT 21
IN OR 2605/896
NASSAU PLANTATIONS UNR

WULF HERMAN MEREDITH & ANITA A
54161 PELICAN ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0002-0210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

54161 PELICAN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	41,000
SOH/AGL Deduction	0
ASSESSED VALUE	41,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,000
TOTAL JUST VALUE	41,000
NCON VALUE	6,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,085

12/22KW: MISC STRG = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003569	PRIVATE PROVIDER	473,114	03/28/2024
23001515	DEMOLITION	1,000	02/01/2023
P7955	NEW CONSTR	0	05/01/2004
5208	REPAIR/RRF	3,619	10/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0896	10/13/2022	WD	Q	I	01	42,000
GRANTOR: KRAUSE STEVEN BENJAMI						
GRANTEE: WULF HERMAN MEREDIT						
1584/0339	9/08/2008	QC	U	I	06	100
GRANTOR: THOMPSON TAMARA M						
GRANTEE: KRAUSE STEVEN BENJA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1986		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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 04/17/2024 BY TW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS