

BLOCK 3 LOT 9
IN OR 2236/1655
R224376 & R224377

ANDREWS JASPER S
54250 PELICAN RD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0003-0090



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	02	WALL BOARD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 100		
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		
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	1,568	100	1,568	33,257
TOTALS	1,568		1,568	33,257

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	101.0000	70.70	110,858	1984	1984	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0												
Heated Area: 1568												
HX Base Yr												
28 56 28 BAS 1993 56												
BLD DATE						LGL DATE						

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6		Tax Dist:					
BUILDING MARKET VALUE				39,918			
TOTAL MARKET OB/XF VALUE				1,919			
TOTAL LAND VALUE - MARKET				35,000			
TOTAL MARKET VALUE				76,837			
SOH/AGL Deduction				16,899			
ASSESSED VALUE				59,938			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				59,938			
TOTAL JUST VALUE				76,837			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				74,602			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
SALES DATA							
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD
2236/1655		11/15/2018		QC	U	I	11
GRANTOR: BROCK BEVERLY S							
GRANTEE: ANDREWS JASPER S							
0519/0350		6/03/1987		WD	Q	I	55,000
GRANTOR: JEWELL O J							
GRANTEE: BROCK JOHNNY & BEV							
BUILDING NOTES							

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
CONSTRUCTION										VALUATION SUMMARY										STANDARD																																
Exterior Wall	05	AVERAGE 100	6500	01	624	61.0000	21.35	13,322	1982	1982	0	0	0	50.00	50.00	Tax Group: 6										Tax Dist:																										
Roof Structure	03	GABLE/HIP 100	2 GARAGE RES - 0% - 0										Heated Area: 624										HX Base Yr										BUILDING MARKET VALUE										39,918									
Roof Cover	03	COMP SHNGL 100																															TOTAL MARKET OB/XF VALUE										1,919									
Interior Wall	01	MINIMUM 100																															TOTAL LAND VALUE - MARKET										35,000									
Interior Floor	03	CONC FINSH 100																															TOTAL MARKET VALUE										76,837									
Air Condition	01	NONE 100																															SOH/AGL Deduction										16,899									
Heating Type	01	NONE 100																															ASSESSED VALUE										59,938									
Bedrooms		0 100																															TOTAL EXEMPTION VALUE										0									
Bathrooms		0 100																															BASE TAXABLE VALUE										59,938									
Frame	02	WOOD FRAME 100																															TOTAL JUST VALUE										76,837									
Stories	1.	1. 100																															NCON VALUE										0									
Units		0 100																															INCOME VALUE																			
BUD8 Adjustme	06	DIST 1D 100																															PREVIOUS YEAR MKT VALUE										74,602									
Occupancy	00	NONE 100																																																		