BLOCK 3 LOT 20
IN OR 2530/764
NASSAU PLANTATIONS UNR

KELLY AUTUMN L/E/
54247 SEAGULL DR
CALLAHAN, FL 32011

2024

10-1N-25-2880-0003-0200

BUILDING CHARACTERISTICS

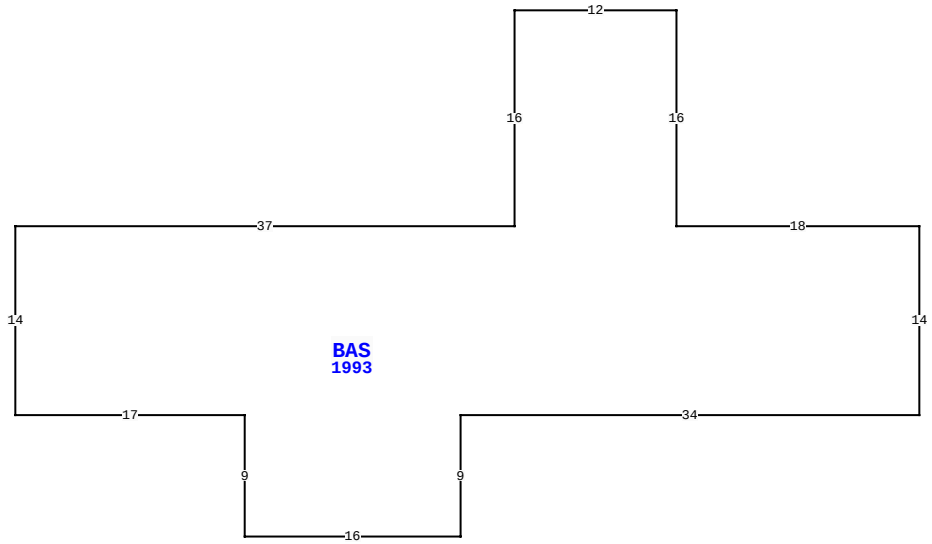
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,274	100	1,274	27,102
TOTALS	1,274		1,274	27,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,274	101.3000	70.91	90,339	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1274 HX Base Yr



54247 SEAGULL DR, 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		27,102
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		62,102
SOH/AGL Deduction		33,989
ASSESSED VALUE		28,113
TOTAL EXEMPTION VALUE	HX HB WX SX	28,113
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		62,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632831	CARPORT	11,606	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2530/0764	12/15/2021	LE	U	I	14	100
GRANTOR: KELLY AUTUMN						
GRANTEE: KELLY AUTUMN L/E						
2520/1228	12/08/2021	FJ	U	I	11	100
GRANTOR: KELLY STEVEN ERNEST E						
GRANTEE: KELLY AUTUMN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N16 W12 S16 W37 S14 E17 S9 E16 N9 E34 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/28/2022 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS