BLOCK 3 LOT 23
NASSAU PLANTATIONS UNR
CHNC 2003 DW/MH

SETTLEMIRE MICHAEL & STEPHANIE
54163 SEAGULL DR
CALLAHAN, FL 32011

2024

10-1N-25-2880-0003-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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	04	Quality Level 04

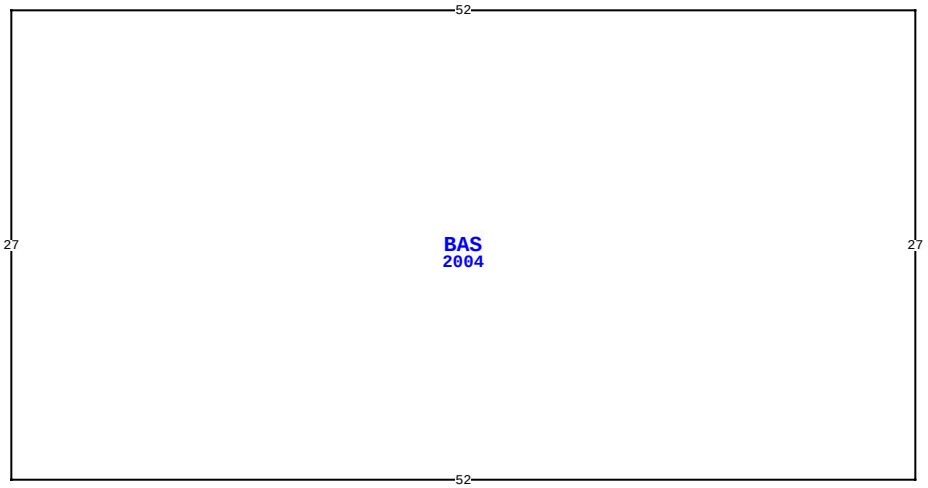
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	102,907
TOTALS	1,404		1,404	102,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	135.7400	101.80	142,927	2003	2013	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



54163 SEAGULL DR, 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	102,907
TOTAL MARKET OB/XF VALUE	5,731
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	143,638
SOH/AGL Deduction	5,375
ASSESSED VALUE	138,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,263
TOTAL JUST VALUE	143,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH	MH MOVE-ON	0	05/01/2004
P7929	NEW CONSTR	0	05/01/2004
MH3883	MH MOVE-ON	0	07/01/2002
P5806	NEW CONSTR	0	07/01/2002
MH982399	MH MOVE-ON	0	10/01/1998
8328	MH MOVE-ON	11,700	10/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2336/0162	1/28/2020	WD	Q	I	01	142,000
GRANTOR: JACKSON WAYNE D						
GRANTEE: SETTLEMIRE MICHAEL						
1482/1593	3/05/2007	WD	U	I	05	95,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: JACKSON WAYNE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S27 E52 N27$.

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	0812	CONCRETE C	0	0	100	12	1,200.00	SF	4.00	4.00	100	2003	2003	3	83	3,984	
2	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	100	2004	2004	3	84	1,747	

LAND DESCRIPTION

TOTAL OB/XF 5,731

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