BLOCK 3 LOT 24
NASSAU PLANTATIONS UNR

HOLTON HUGH
54133 SEAGULL DR
CALLAHAN, FL 32011

2024

10-1N-25-2880-0003-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

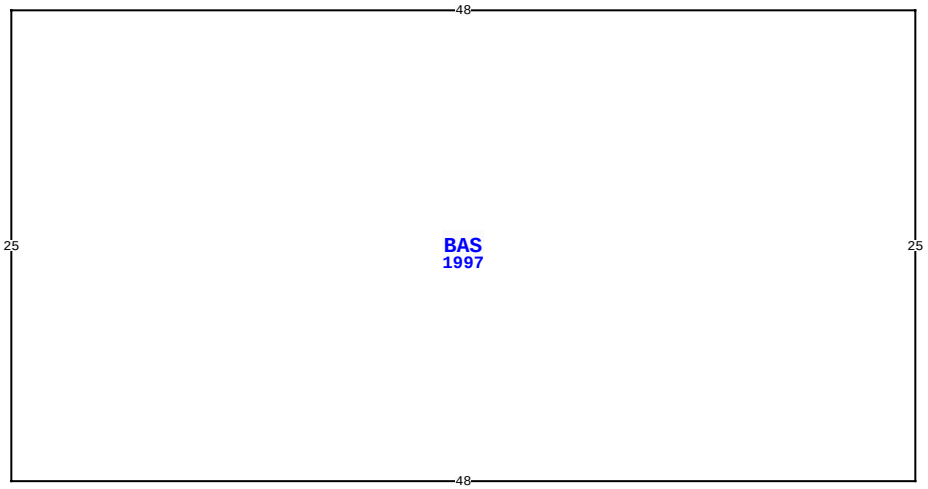
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	29,635
TOTALS	1,200		1,200	29,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,200	117.6000	82.32	98,784	1988	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



54133 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		29,635
TOTAL MARKET OB/XF VALUE		3,312
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		67,947
SOH/AGL Deduction		18,695
ASSESSED VALUE		49,252
TOTAL EXEMPTION VALUE	HX HB WR DX	35,000
BASE TAXABLE VALUE		14,252
TOTAL JUST VALUE		67,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/1846	1/13/2020	QC	U	I	11	1,800
GRANTOR: SPIRES ROBERT K						
GRANTEE: HOLTON HUGH						
1874/1453	8/20/2013	WD	U	I	11	100
GRANTOR: PATTERSON MICHAEL JAS						
GRANTEE: SPIRES ROBERT K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S25 E48 N25 $.

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	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	1990	1990	3	20	512	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,312

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		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