

BLOCK 3 LOT 28
IN OR 1623/171
NASSAU PLANTATIONS UNR

PERDOMO GLORIA
54102 PLANTATION ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0003-0280



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

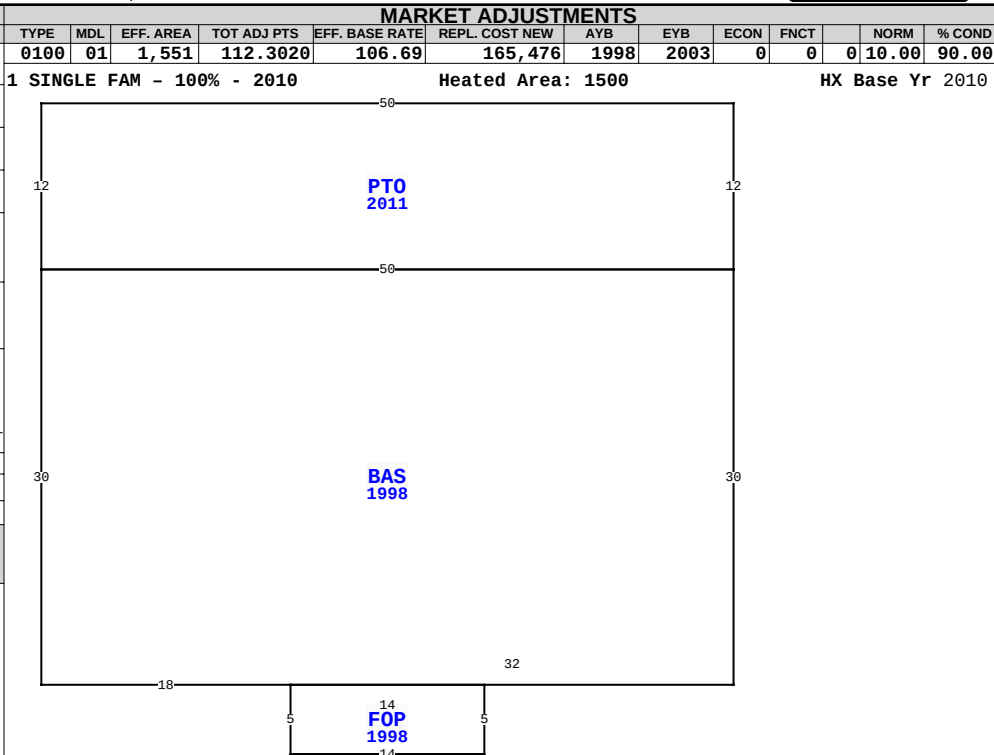
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	144,032
FOP	70	30	21	2,016
PTO	600	5	30	2,881

TOTALS	2,170		1,551	148,928
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0476	VF 6 SBPL	0 100	0	0	36.00	LF	32.00	
3	0475	VF 4 SBPL	0 100	0	0	48.00	LF	14.00	
4	0469	VF LATTIC	0 100	0	0	48.00	SF	5.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00



54102 PLANTATION RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 3,249

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					148,928				
TOTAL MARKET OB/XF VALUE					3,249				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					187,177				
SOH/AGL Deduction					83,536				
ASSESSED VALUE					103,641				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					53,641				
TOTAL JUST VALUE					187,177				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					180,612				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004240	REPAIR/RRF	12,069	05/18/2020
B1226611	XF0B	14,339	11/01/2012
B25043	ADDITION	1,495	08/01/2011
B984859	NEW CONSTR	74,000	04/01/1998
7008	REPAIR/RRF	1,190	02/20/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1623/0171	5/22/2009	WD	U	I	12	99,900	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: PERDOMO GLORIA							
1570/1696	6/10/2008	CT	U	I	14	100	
GRANTOR: CLERK OF COURT							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2011] W50 S12 BAS=[YR=1998] S30 E18 FOP=[YR=1998] S5 E14 N5 W14\$ E32 N30 W50\$ E50 N12\$.									