BLOCK 4 LOT 3 & PT OF TRACT C
IN OR 2552/1385
NASSAU PLANTATIONS UNR

STORY LEANNE & DAVID CARL
54076 SEAGULL DR
CALLAHAN, FL 32011

**2024**

**10-1N-25-2880-0004-0030**

## 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 | 13 | LVT/LAMNT 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 |
| Quality | 06 | Quality Level 06 |

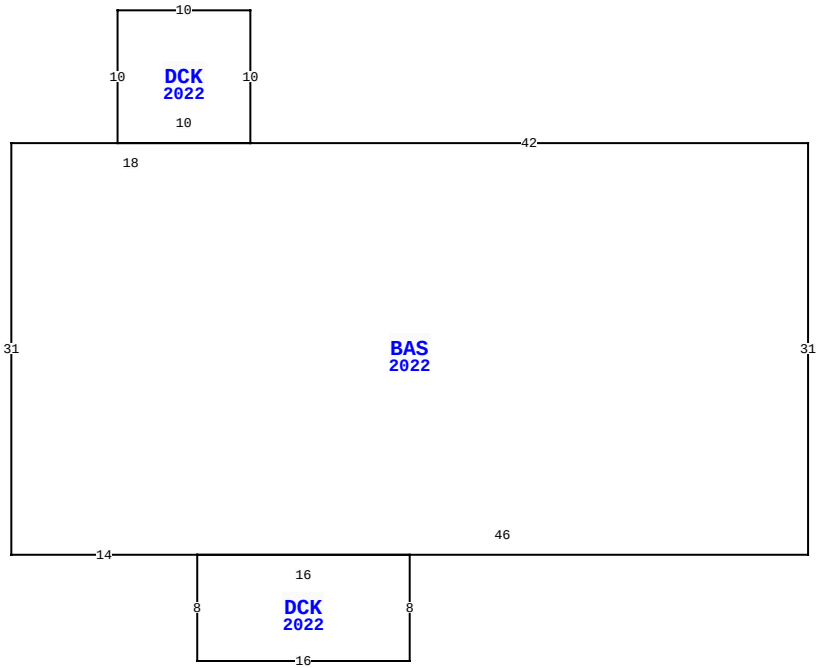
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8025.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,860 | 100 | 1,860 | 208,262 |
| DCK | 100 | 15 | 15 | 1,680 |
| DCK | 128 | 15 | 19 | 2,128 |
| TOTALS | 2,088 | | 1,894 | 212,069 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,894 | 150.8000 | 113.10 | 214,211 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

2 M/H 94+ – 100% - 2023 Heated Area: 1860 HX Base Yr 2023




54076 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 | | 212,069 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 66,500 |
| TOTAL MARKET VALUE | | 278,569 |
| SOH/AGL Deduction | | 56,760 |
| ASSESSED VALUE | | 221,809 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 171,809 |
| TOTAL JUST VALUE | | 278,569 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 264,432 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006601 | MH MOVE-ON | 0 | 04/27/2022 |
| 22003654 | CO ISSUED | 0 | 04/14/2022 |
| 21017867 | DEMOLITION | 3,500 | 12/28/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2552/1385 | 3/31/2022 | WD | Q | V | 01 | 88,000 |
| GRANTOR: FIRST COAST INC | | | | | | |
| GRANTEE: STORY LEANNE & DAVI | | | | | | |
| 2481/0204 | 7/20/2021 | TX | U | I | 11 | 40,300 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: FIRST COAST INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W42 DCK=[YR=2022] N10 W10 S10 E10$ W18 S31 E14 DCK=[YR=2022] S8 E16 N8 W16$ E46 N31$.

## 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 | | OR | 150.00 | 291.00 | 1.90 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 66,500 | | | | | | | |

REVIEW DATE 12/21/2022 BY KW Total Acres: 1.90 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 08/06/2024 BY SYS