

BLOCK 4 LOT 9 & PT OF TRACT C
IN OR 530 PG 752
R 223919 & R 223920

SHAW DAVID C
54252 SEAGULL DRIVE
CALLAHAN, FL 32011

2024

10-1N-25-2880-0004-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	02	MIN PLYWD 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
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	1,152	100	1,152	26,611
TOTALS	1,152		1,152	26,611

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	16	16	256.00	SF	21.30	21.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	150.00	291.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,152	110.0000	77.00	88,704	1984	1984	0	0	0 70.00	30.00	
1 M/H 93- - 100% - 0												
Heated Area: 1152												
HX Base Yr												
BAS 1993												

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0940	SHEDS/PORT	0 100	16	16	256.00	SF	21.30	21.30	100	1995	1995	3

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	000115	C	SFR ACRES	100		OR	150.00	291.00	1.00	LT	1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		26,611	
TOTAL MARKET OB/XF VALUE		1,091	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		62,702	
SOH/AGL Deduction		30,901	
ASSESSED VALUE		31,801	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		6,801	
TOTAL JUST VALUE		62,702	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R980960	REPAIR/RRF	1,500	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0530/0752	11/06/1987	WD	U	I	
GRANTOR: CONYERS GAYLE ET AL					
GRANTEE: SHAW DAVID & THERES					
0366/0420	8/01/1982	AD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W48 S24 E48 N24\$.									