

BLOCK 4 LOT 10 & PT OF TRACT C
IN OR 584 PG 149
CASE #94-03451-FM DUVAL

GARVIN JOSEPH EST
54230 PLANTATION ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0004-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	02	Quality Level 02
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	1,620	100	1,620	27,911
UCP	702	20	140	2,412
UEP	256	70	179	3,084
UOP	24	25	6	104
UOP	192	25	48	827
UST	64	55	35	603

TOTALS	2,858		2,028	34,940
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	0	73	25			

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,028	82.0400	57.43	116,468	1990	1990	0	0	0 70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1620											
HX Base Yr											

TOTAL OB/XF											
4,344											

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	0	0006	OR	150.00	291.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		34,940	
TOTAL MARKET OB/XF VALUE		4,344	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		74,284	
SOH/AGL Deduction		20,101	
ASSESSED VALUE		54,183	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		54,183	
TOTAL JUST VALUE		74,284	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		71,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7975	MH MOVE-ON	24,595	11/13/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0584/0149	11/17/1989	WD	Q	V	
GRANTOR: ELLIS ALVIN & LEE R					SALE PRICE
GRANTEE: GARVIN JOSEPH & F R					16,500
0582/1247	11/03/1989	WD	U	V	01
GRANTOR: ELLIS ALVIN & GRACE					100
GRANTEE: ELLIS ALVIN D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=1993] W26 BAS=[YR=1993] W28 UOP=[YR=1993] N8 W24 UST=[YR=1993] W8 S8 E8 N8\$ S8 E24\$ W32 S27 E25 UEP=[YR=2011] S8 E32 UOP=[YR=1993] E3 N8 W3 S8\$ N8 W32\$ E35 N27\$ S27 E26 N27\$.									