

BLOCK 5 LOT 2
IN OR 2461/1307 & IN OR 2718/318
NASSAU PLANTATIONS UNR

MEUSEL ALAN JAMES L/E/ET AL
54154 FLAMINGO ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0005-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 80
Interior Wall	05 DRYWALL 20
Interior Floo	14 CARPET 70
Interior Floo	13 LVT/LAMNT 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

Quality	04 Quality Level 04
DOR CODE	0200 MOBILE HOME

MAP NUM	MKT AREA	08
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NEIGHBORHOOD/LOC	8025.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	33,371
FOP	90	30	27	782
UOP	104	25	26	753
UST	56	55	31	898

TOTALS	1,402	1,236	35,804
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	50	14	14	196.00	SF	30.00
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	50	10	14	140.00	SF	6.50
4	0680	POLE SHED	0	50	18	24	432.00	SF	10.00
5	0510	GARAGE WD-	0	50	20	30	600.00	SF	35.00
6	0510	GARAGE WD-	0	50	20	30	600.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	50		OR	0.00	0.00	1.00

REVIEW DATE	04/20/2020	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,236	137.9400	96.56	119,348	1973	1978	0	0	0 70.00	30.00
1 M/H 93- - 50% - 2006											
Heated Area: 1152											
HX Base Yr 2006											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
27,815											

TOTAL OB/XF											
27,815											

Market:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			35,804
TOTAL MARKET OB/XF VALUE			27,815
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			98,619
SOH/AGL Deduction			14,587
ASSESSED VALUE			84,032
TOTAL EXEMPTION VALUE	DX HA HAB		30,000
BASE TAXABLE VALUE			54,032
TOTAL JUST VALUE			98,619
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24732	CARPORT	10,546	05/01/2011
5805	CHNGE SRVC	250	03/30/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2718/318	6/12/2024	LE U	I	11	
GRANTOR: MEUSEL ALAN JAMES					
GRANTEE: COMBS JOSHUA A					
2461/1307	5/13/2021	QC U	I	11	
GRANTOR: MEUSEL ALAN JAMES & J					
GRANTEE: MEUSEL ALAN JAMES &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W27 UOP=[YR=1993] N8 W13 S8 E13\$ W13S3					
UST=[YR=1993] W8 S7 E8 N7 \$ S7 W8 N10 W8 S22 E24					
FOP=[YR=1993] S6 E15 N6 W15\$ E32 N22 \$.					

OTHER ADJUSTMENTS AND NOTES											

Common:	35,000
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