BLOCK 6 LOT 2
NASSAU PLANTATIONS UNR

COLTRANE PRESTON E & MARSHA N L/E/
54259 PLANTATION RD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

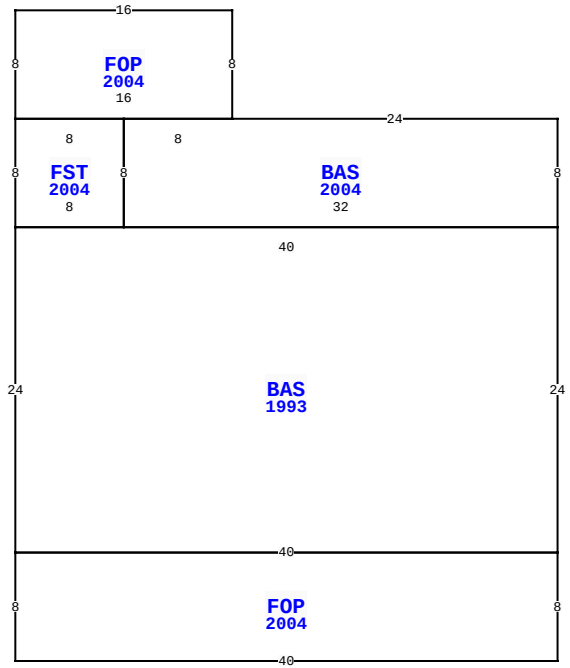
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	960	100	960	24,918
BAS	256	100	256	6,645
FOP	128	30	38	986
FOP	320	30	96	2,492
FST	64	65	42	1,090
TOTALS	1,728		1,392	36,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,392	123.6000	86.52	120,436	1987	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1216 HX Base Yr



54259 PLANTATION RD, 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		88,457
TOTAL MARKET OB/XF VALUE		6,670
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		130,127
SOH/AGL Deduction		59,464
ASSESSED VALUE		70,663
TOTAL EXEMPTION VALUE	HX HB	45,663
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8276	ADDITION	15,074	07/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2655/1022	7/21/2023	LE	U	I	11	100
GRANTOR: COLTRANE PRESTON E &						
GRANTEE: COLTRANE WAYNE PRES						
0512/1204	3/16/1987	WD	Q	V		11,900
GRANTOR: LANTER CHARLES & D Y						
GRANTEE: COLTRANE PRESTON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 FOP=[YR=2004] N8 W16 S8 FST=[YR=2004] S8
BAS=[YR=1993] S24 FOP=[YR=2004] S8 E40 N8 W40 $ E40 N24 W40
$ E8 N8 W8 $ E16 $ W8 S8 E32 N8 $.

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
1	0510	GARAGE WD-	0	100	24	12	288.00	SF	24.85	24.85	100	1987	1987	3	20	1,431	
2	0510	GARAGE WD-	0	100	0	0	520.00	SF	25.90	25.90	100	1990	1990	3	20	2,694	
3	0940	SHEDS/PORT	0	100	12	13	156.00	SF	18.00	18.00	100	1995	1995	3	20	562	
4	0803	ASPHALT C	0	100	0	0	1,836.00	SF	2.00	2.00	100	2004	2004	3	54	1,983	

LAND DESCRIPTION

TOTAL OB/XF 6,670

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

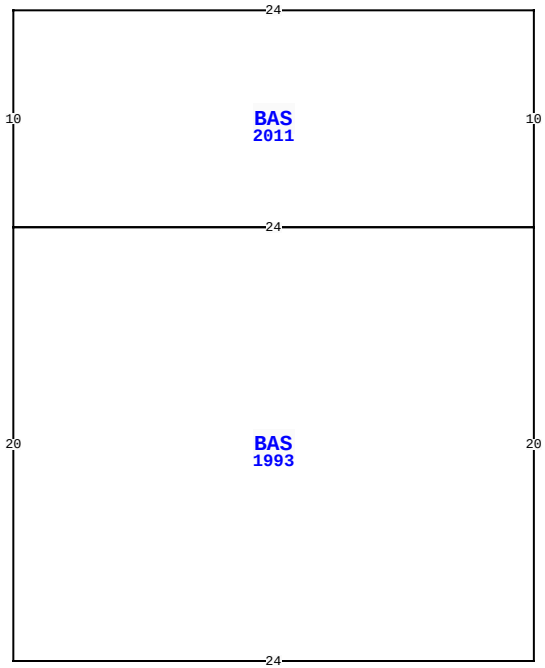
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	34,884
BAS	240	100	240	17,442
TOTALS	720		720	52,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	90.0000	85.50	61,560	1992	1992	0	0	0	15.00	85.00

2 SINGLE FAM – 100% - 0 Heated Area: 720 HX Base Yr



54259 PLANTATION RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 S10 BAS=[YR=1993] S20 E24 N20 W24$ E24 N10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS