BLOCK 6 LOT 3
IN OR 2219/931
R106517 & R106518

SUGGS VALERIE ANN
54233 PLANTATION RD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0006-0030

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

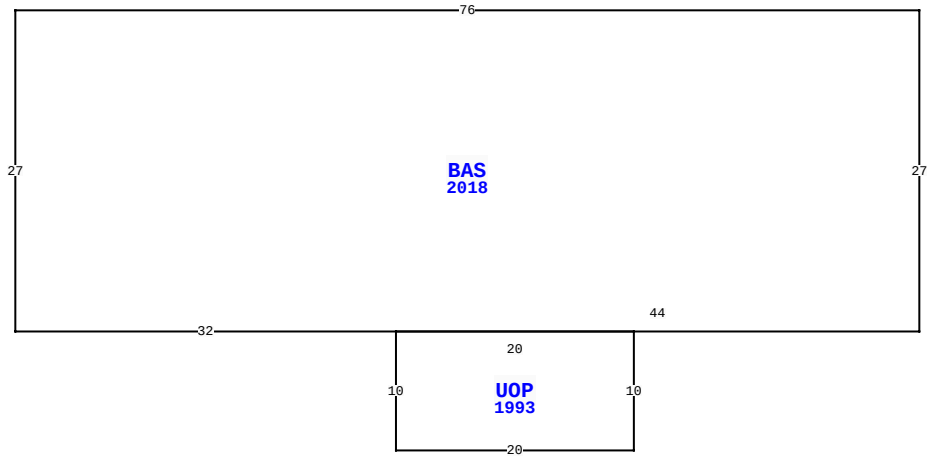
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	99,973
UOP	200	25	50	2,436
TOTALS	2,252		2,102	102,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,102	116.0000	87.00	182,874	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2019 Heated Area: 2052 HX Base Yr 2019



54233 PLANTATION RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		102,409
TOTAL MARKET OB/XF VALUE		3,504
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		140,913
SOH/AGL Deduction		44,453
ASSESSED VALUE		96,460
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		41,460
TOTAL JUST VALUE		140,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012062	REPAIR/RRF	10,656	09/09/2021
18010030	CO ISSUED	0	10/02/2018
18005873	MH MOVE-ON	0	08/01/2018
1700642	DEMOLITION	100	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0931	8/23/2018	WD	Q	V	02	35,000
GRANTOR: MILTON CARL R						
GRANTEE: SUGGS VALERIE ANN						
2208/1586	4/16/2018	QC	U	I	11	100
GRANTOR: COLTRAN JOHN & STEPHA						
GRANTEE: MILTON CARL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S27 E32 UOP=[YR=1993] S10 E20 N10 W20$ E44 N27$.

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	0812	CONCRETE C	0	100	0	0	2,652.00	SF	2.00	2.00	100	1980	1980	3	32.5	1,724	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 3,504

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS