BLOCK 6 LOT 11
IN OR 1507/576
NASSAU PLANTATIONS UNR

ROWLAND DEXTER L & SARA A
543555 US HIGHWAY 1
CALLAHAN, FL 32011

2024

10-1N-25-2880-0006-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

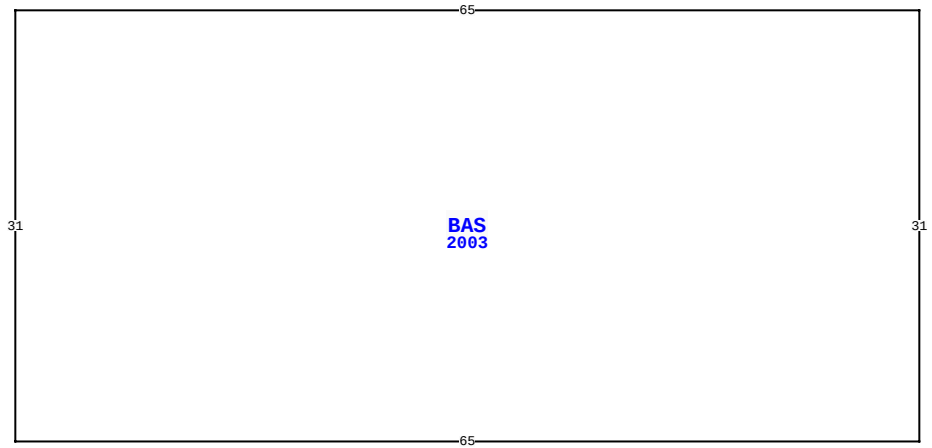
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2,015	96,817
TOTALS	2,015		2,015	96,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,015	123.2000	92.40	186,186	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 2015 HX Base Yr



54003 PLANTATION RD, CALLAHAN

BLD DATE	03/05/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	96,817
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	166,817
SOH/AGL Deduction	17,280
ASSESSED VALUE	149,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,537
TOTAL JUST VALUE	166,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4017	MH MOVE-ON	0	12/01/2002
E10589	NEW CONSTR	0	12/01/2002
M6627	H/AC	0	12/01/2002
P6297	NEW CONSTR	0	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/0576	6/22/2007	WD	Q	I		149,000
GRANTOR: RHODEN RUSSELL & BARB						
GRANTEE: ROWLAND DEXTER L &						
1096/1777	11/25/2002	WD	Q	I		35,000
GRANTOR: COLLINS CAROLYN						
GRANTEE: RHODEN RUSSELL & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W65 S31 E65 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		OR	150.00	300.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS