IN OR 2766/126
FPL ESMT OR 347/792
EX DOT R/W OR 1017/1722

SEAY FAMILY INVESTMENTS LLC
17286 RIVER ISLE CIR
JACKSONVILLE, FL 32226

2025

04-2N-26-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	04	DIST 01 100
Quality	02	Quality Level 02

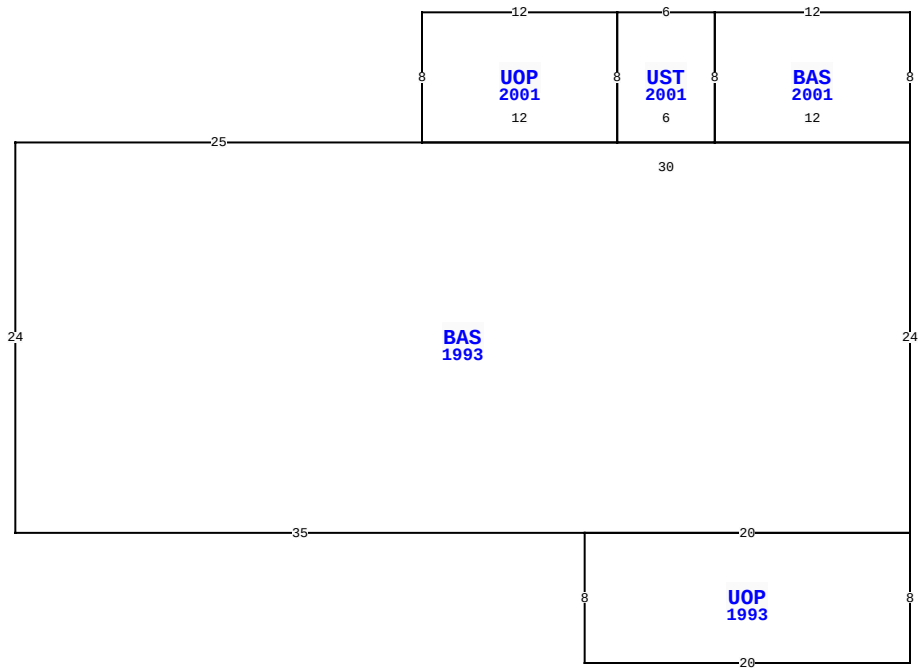
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	25,990
BAS	96	100	2001	96	1,890
UOP	160	25	1993	40	788
UOP	96	25	2001	24	473
UST	48	55	2001	26	512
TOTALS	1,720			1,506	29,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,506	82.0400	65.63	98,839	1973	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1416 HX Base Yr



451709 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	66,950
TOTAL MARKET OB/XF VALUE	4,696
TOTAL LAND VALUE - MARKET	80,550
TOTAL MARKET VALUE	152,196
SOH/AGL Deduction	0
ASSESSED VALUE	152,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,196
TOTAL JUST VALUE	152,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7775	MH MOVE-ON	3,000	04/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2766/126	12/23/2024	QC	U	I	11	100
GRANTOR: SEAY JAMES BRIAN & PA						
GRANTEE: SEAY FAMILY INVESTM						
2030/1326	2/24/2016	WD	U	I	37	50,000
GRANTOR: ROBERSON RUSSELL D &						
GRANTEE: SEAY JAMES BRIAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 UST=[YR=2001] W6 UOP=[YR=2001] W12 S8
BAS=[YR=1993] W25 S24 E35 UOP=[YR=1993] S8 E20 N8 W20 $ E20
N24 W30$ E12 N8$ S8 E6 N8$ S8 E12 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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1990	1990	3	20	772	
2	0510	GARAGE WD-	0	0	40	14	560.00	SF	26.95	26.95	100	1999	1999	3	26	3,924	

LAND DESCRIPTION

TOTAL OB/XF 4,696

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	000100	C	RES	0	0004	OR	0.00	0.00	1.79	AC		1.00	1.00	1.00	45,000.00	45,000.00	80,550							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 1.79 Total Land Value: 80,550 Market: 0 Agricultural: 0 Common: 80,550 PRINTED 07/30/2025 BY SYS

IN OR 2766/126
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Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

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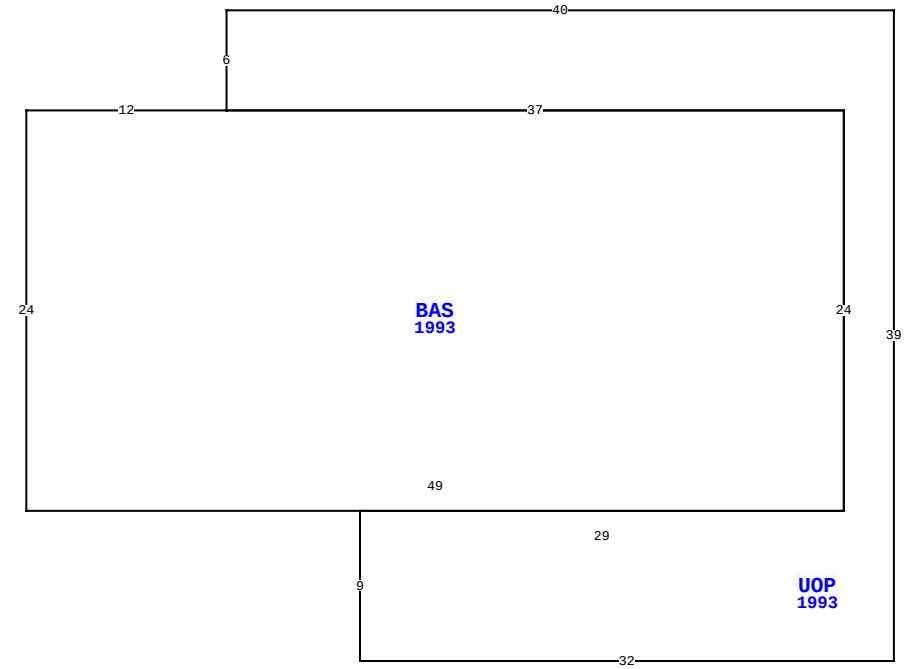
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	33,079
UOP	600	25	1993	150	4,219
TOTALS	1,776			1,326	37,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,326	117.2000	93.76	124,326	1978	1978	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2025 Heated Area: 1176 HX Base Yr



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TOTAL JUST VALUE	152,196
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PREVIOUS YEAR MKT VALUE	143,980

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GRANTEE: SEAY FAMILY INVESTM						
2030/1326	2/24/2016	WD	U	I	37	50,000
GRANTOR: ROBERSON RUSSELL D &						
GRANTEE: SEAY JAMES BRIAN &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W40 S6 BAS=[YR=1993] W12 S24 E49 N24 W37 $ E37 S24 W29 S9 E32 N39 $.

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

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