BLOCK 1 LOT 11
IN OR 2435/1716
NASSAU PLANTATIONS UNR

BALDWIN SETH A/COMBS ALEXIS K
54311 HERON ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0001-0110

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

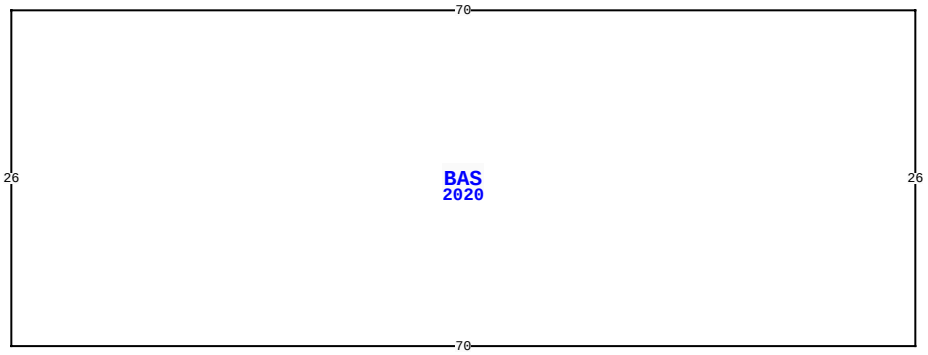
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	2020	1,820	187,527
TOTALS	1,820			1,820	187,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,820	127.6000	108.46	197,397	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2022 Heated Area: 1820 HX Base Yr 2022



54311 HERON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		187,527
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		232,527
SOH/AGL Deduction		74,814
ASSESSED VALUE		157,713
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,991
TOTAL JUST VALUE		232,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005763	CO ISSUED	0	08/18/2020
19012333	DEMOLITION	4,500	12/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/1716	2/16/2021	WD	Q	I	01	180,000
GRANTOR: RAYBURN BEVERLY						
GRANTEE: BALDWIN SETH A & AL						
2301/1187	8/29/2019	WD	Q	I	01	40,000
GRANTOR: WALDRON JAMES C & LIN						
GRANTEE: RAYBURN BEVERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W70 S26 E70 N26$.

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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 09/25/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS