BLOCK 2 LOT 10
IN OR 2142/727
1990 PALM DW/MH

ALEXANDER KEVIN R
54280 HERON RD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0002-0100

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
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

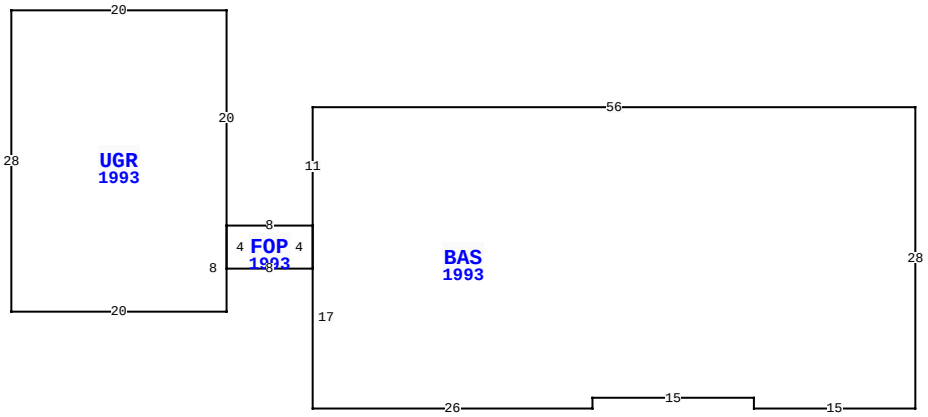
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,553	100	1993	1,553	55,284
FOP	32	30	1993	10	356
UGR	560	45	1993	252	8,971
TOTALS	2,145			1,815	64,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,815	148.3200	118.66	215,368	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1553 HX Base Yr 2018



54280 HERON RD, CALLAHAN

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

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	2,415.00	SF	4.00	4.00	100	1991	1991	3	59.5	5,748	
2	0940	SHEDS/PORT	0	100	0	0	240.00	SF	30.00	30.00	100	2013	2013	3	55	3,960	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		64,610
TOTAL MARKET OB/XF VALUE		9,708
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		119,318
SOH/AGL Deduction		66,020
ASSESSED VALUE		53,298
TOTAL EXEMPTION VALUE	HX HB	28,298
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973633	CHNGE SRVC	0	04/01/1997
7760	GARAGE	8,825	01/09/1992
8199	MH MOVE-ON	30,000	06/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0727	8/24/2017	QC	U	I	11	100
GRANTOR: ALEXANDER DONALD R &						
GRANTEE: ALEXANDER KEVIN R						
1866/1498	7/09/2013	WD	Q	I	02	61,500
GRANTOR: SMITH DENISE M & GISE						
GRANTEE: ALEXANDER DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S11 FOP=[YR=1993] W8 UGR=[YR=1993] N20 W20 S28 E20 N8 $ S4 E8 N4 $ S17 E26 N1 E15 S1 E15 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 9,708

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 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS