BLOCK 2 LOT 15
IN OR 2704/1633
NASSAU PLANTATIONS UNR

CABRERA RICKY NOEL & KENDALL
54337 PELICAN ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0002-0150

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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	04	Quality Level 04

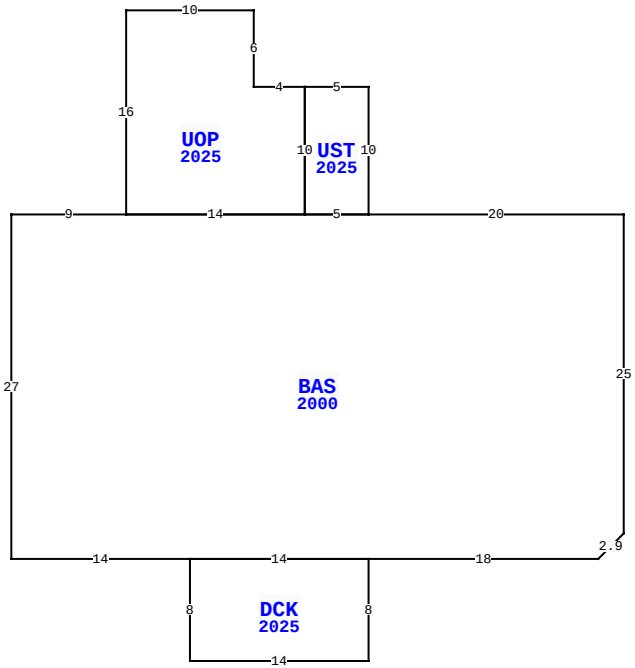
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	2000	1,294	118,086
DCK	112	15	2025	17	1,551
UOP	200	25	2025	50	4,563
UST	50	55	2025	28	2,555
TOTALS	1,656			1,389	126,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,389	134.2000	114.07	158,443	1999	2016	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 2025 Heated Area: 1294 HX Base Yr



54337 PELICAN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	126,754
TOTAL MARKET OB/XF VALUE	1,372
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	173,126
SOH/AGL Deduction	0
ASSESSED VALUE	173,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,126
TOTAL JUST VALUE	173,126
NCON VALUE	77,603
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003224	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1633	4/03/2024	WD	Q	I	01	210,000
GRANTOR: BUYING JAX HOMES LLC						
GRANTEE: CABRERA RICKY NOEL						
2685/620	12/18/2023	CT	U	I	18	127,600
GRANTOR: CLERK OF COURT						
GRANTEE: BUYING JAX HOMES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W20 W5 W14 W9 S27 E14 E14 E18 U2R2 N25 $
DCK=[YR=2025;ORIG=-34,27] E14 S8 W14 N8 $
UST=[YR=2025;ORIG=-20,0] W5 N10 E5 S10 $
UOP=[YR=2025;ORIG=-25,-10] W4 N6 W10 S16 E14 N10 $
.

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	0681	POLE SHED	0	0	16	14	224.00	SF	15.00	15.00	100	1985	1985	3	20	672	
2	0940	SHEDS/PORT	0	0	16	9	144.00	SF	13.20	13.20	100	2000	2000	3	20	380	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
4	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	2003	2003	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 1,372

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	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 07/27/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS