BLOCK 2 PT OF LOTS 16 & 17
IN OR 2363/1286
NASSAU PLANTATIONS UNR

BOLLINGER CHRISTINALYNN/BOLLINGER ALAN
54295 PELICAN ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0002-0160

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 50
Interior Floo	14	CARPET 50
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

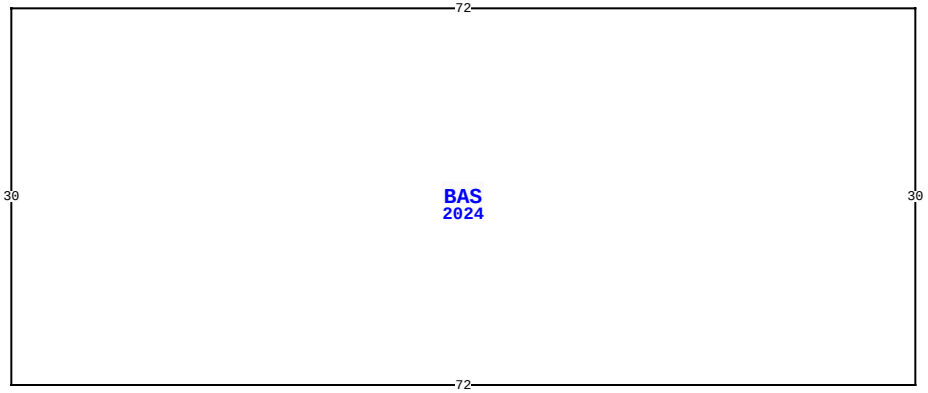
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2024	2,160	231,578
TOTALS	2,160			2,160	231,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	128.7000	109.40	236,304	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 100% - 2025 Heated Area: 2160 HX Base Yr 2025



54295 PELICAN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		231,578
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		276,578
SOH/AGL Deduction		0
ASSESSED VALUE		276,578
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,856
TOTAL JUST VALUE		276,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,398

VIN: LOHGA10022664(A/B) __ TITLE: 150790569 & 1507

OWNERS: ARE SISTER + BROTHER (PER CHRISTINALYNN) B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302054	CO		05/30/2023
23002054	MH MOVE-ON	0	02/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/1286	5/14/2020	FJ	U	I	11	100
GRANTOR: BOLLINGER CURTIS A ES						
GRANTEE: BOLLINGER CHRISTINA						
2216/1563	8/03/2018	WD	Q	I	01	53,000
GRANTOR: DENNISON BRENDA K & J						
GRANTEE: BOLLINGER CURTIS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E72 S30 W72 N30 $
.

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 08/01/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS