BLOCK 2 LOT 23
PT OR 1698/480 R497615
NASSAU PLANTATIONS UNR

MCCART LARRY H/MCCART MAGGIE R
54054 HERON ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0002-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

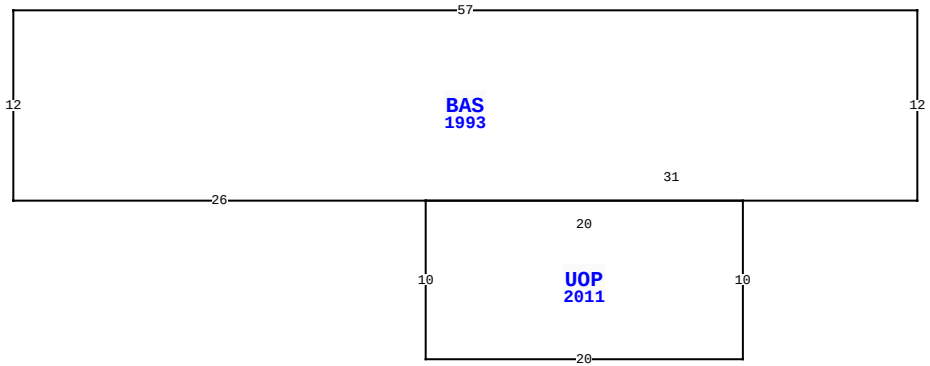
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	1993	684	11,847
UOP	200	25	2011	50	866
TOTALS	884			734	12,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	734	86.6000	69.28	50,852	1969	1969	0	0	5	70.00	25.00

3 M/H 93- – 0% - 0 Heated Area: 684 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	12,713
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	57,713
SOH/AGL Deduction	22,445
ASSESSED VALUE	35,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,268
TOTAL JUST VALUE	57,713
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1698/0480	9/01/2010	WD	U	I	11	100
GRANTOR: THOMPSON JOANN L						
GRANTEE: MCCART LARRY H & MA						
1696/1525	9/01/2010	WD	U	I	11	100
GRANTOR: THOMPSON JOANN L						
GRANTEE: MCCART LARRY H & MA						

54109 PELICAN RD, CALLAHAN

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

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S12 E26 UOP=[YR=2011] S10 E20 N10 W20 $
E31 N12 $.

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/21/2022 BY KWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS