BLOCK 2 LOT 25
IN OR 570/1270 & OR 674/1134
NASSAU PLANTATIONS UNR

MATHIS WILLIE BELL
54047 PELICAN ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0002-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

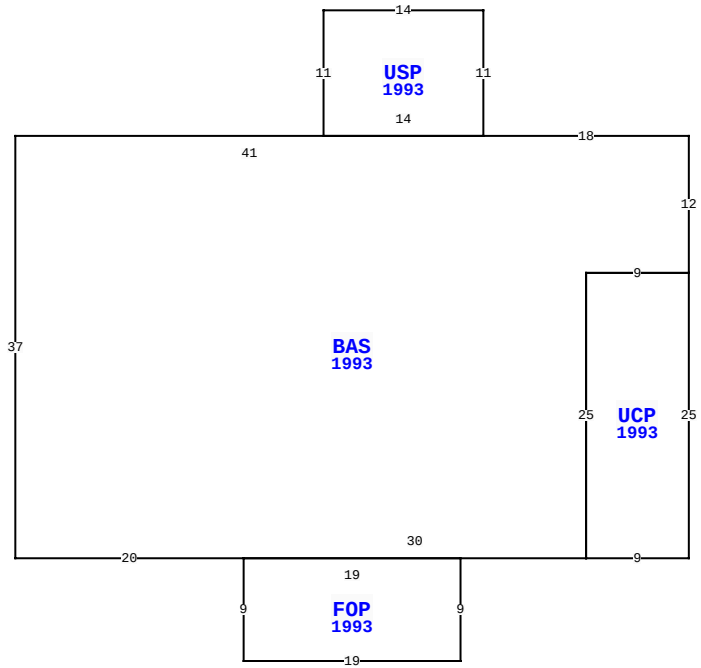
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,958	100	1993	1,958	148,285
FOP	171	30	1993	51	3,863
UCP	225	20	1993	45	3,408
USP	154	30	1993	46	3,484
TOTALS	2,508			2,100	159,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	108.1920	108.19	227,199	1976	1976	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 1983 Heated Area: 1958 HX Base Yr 1983



54047 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		159,039
TOTAL MARKET OB/XF VALUE		6,507
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		210,546
SOH/AGL Deduction		96,501
ASSESSED VALUE		114,045
TOTAL EXEMPTION VALUE	HX HB SL	114,045
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		210,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0674/1134	1/29/1993	QC	Q	I	01	100
GRANTOR: MATHIS FRANK W						
GRANTEE: MATHIS WILLIE BELL						
0570/1270	5/25/1989	WD	Q	I	01	100
GRANTOR: MATHIS WILLIE BELL						
GRANTEE: MATHIS FRANK & W B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=1993] N11 W14 S11 E14$ W41 S37 E20 FOP=[YR=1993] S9 E19 N9 W19$E30 UCP=[YR=1993] E9 N25 W9 S25$ N25 E9 N12$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
2	0810	CONCRETE A	0	100	0	0	820.00	SF	6.50	6.50	100	1991	1991	3	59.5	3,171	
3	0350	CARPORT WD	0	100	15	35	525.00	SF	8.58	8.58	100	1992	1992	3	20	901	
4	0350	CARPORT WD	0	100	10	30	300.00	SF	8.58	8.58	100	1992	1992	3	20	515	
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1993	1993	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,507

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

REVIEW DATE 05/14/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS