BLOCK 2 LOT 26
IN OR 2682/1445
NASSAU PLANTATIONS UNR

G&G FAITH LLC
10827 NATALIE ASH DR
JACKSONVILLE, FL 32218

**2025**

**10-1N-25-2880-0002-0260**

## BUILDING CHARACTERISTICS

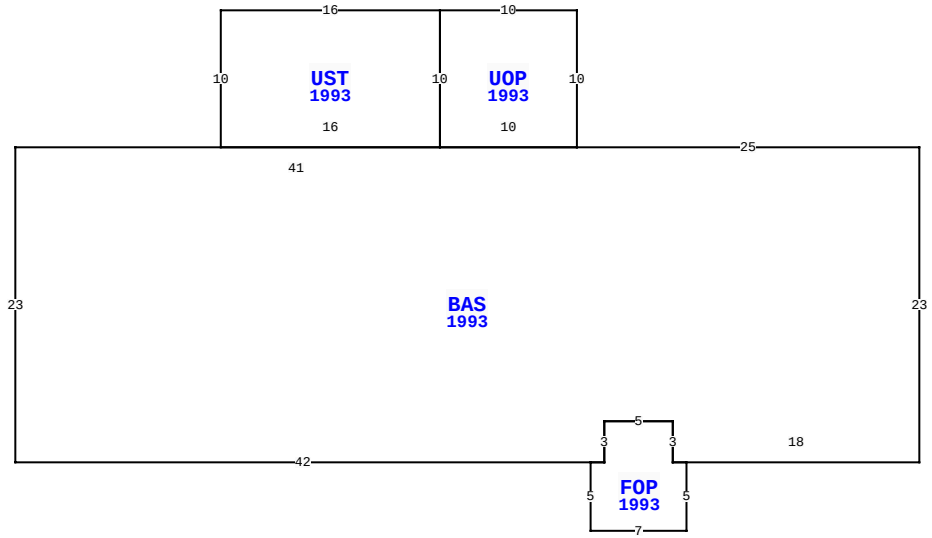
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 1,503 | 100 | 1993 | 1,503 | 30,098 |
| FOP | 50 | 30 | 1993 | 15 | 300 |
| UOP | 100 | 25 | 1993 | 25 | 501 |
| UST | 160 | 55 | 1993 | 88 | 1,762 |
| TOTALS | 1,813 | | | 1,631 | 32,661 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,631 | 83.4400 | 66.75 | 108,869 | 1974 | 1974 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2024 Heated Area: 1503 HX Base Yr




54230 PLANTATION RD, CALLAHAN

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 32,661 |
| TOTAL MARKET OB/XF VALUE | 1,628 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 79,289 |
| SOH/AGL Deduction | 7,464 |
| ASSESSED VALUE | 71,825 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 71,825 |
| TOTAL JUST VALUE | 79,289 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,295 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2682/1445 | 11/24/2023 | QC | U | I | 11 | 100 |
| GRANTOR: GARVIN LARRY P SR | | | | | | |
| GRANTEE: G&G FAITH LLC | | | | | | |
| 2403/0847 | 5/06/2020 | QC | U | I | 11 | 100 |
| GRANTOR: GARVIN JOSEPH & WILLI | | | | | | |
| GRANTEE: GARVIN LARRY P SR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 UOP=[YR=1993] N10 W10 UST=[YR=1993] W16 S10 E16 N10 $ S10 E10 $ W41 S23 E42 FOP=[YR=1993] S5 E7 N5 W1 N3 W5 S3 W1 $ E1 N3 E5 S3 E18 N23 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1981 | 1981 | 3 | 46.5 | 1,628 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,628

| 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