

KEEFER SARAH
54080 PELICAN RD
CALLAHAN, FL 32011

10-1N-25-2880-0003-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

TOTALS

EXTRA FEATURES

L N 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

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

REVIEW DATE05/20/2024BYTWATotal Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEWAYBEYBECONFNCTNORM% COND

HX Base Yr 2018Heated Area: 1925BAS2001FOP2001

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/24/2025MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE99,352TOTAL MARKET OB/XF VALUE3,340TOTAL LAND VALUE - MARKET45,000TOTAL MARKET VALUE147,692SOH/AGL Deduction71,043ASSESSED VALUE76,649TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE25,927TOTAL JUST VALUE147,692NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE129,851

SUBAREA MARKET VALUE2,319SALES DATAOFF RECORD NumberDATEINSTQUVIRSN CD SALE PRICE2612/152612/23/2022QCUII11100GRANTOR: KEEFER RONALDGRANTEE: KEEFER SARAH1907/15623/14/2014WDQII0265,000GRANTOR: PRICE TERESA LGRANTEE: KEEFER RONALD L & SBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2001] W52 S40 E29 FOP=[YR=2001] E23 N13 W7 S9 W16 S4\$ N4 E16 N9 E7 N27\$.