

BLOCK 3 LOT 10
L/E OR 1146/520
R621903 & R621904

TAPLEY SHARON A
54276 PELICAN RD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0003-0100



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	05	AVERAGE 100	0820	02	1,540	117.6000	94.08	144,883	1984	1984	0	0	0	70.00	30.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2014														Heated Area: 1440												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2014												
Interior Wall	04	PLYWOOD 100	15 8 8 15 UOP 1993 17 43 24 24 BAS 1993 46 10 10 28 28 UOP 1993																										
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
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			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	1,440	100	1993	1,440	40,643																								
UOP	120	25	1993	30	847																								
UOP	280	25	1993	70	1,976																								
TOTALS			1,840		1,540	43,465																							
EXTRA FEATURES						54276 PELICAN RD, CALLAHAN																							
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												
1	1242	WD DECK A	0	100	12	27	324.00	SF	10.00	10.00	100	1991	1991	3	20	648													
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	13.20	13.20	100	1993	1993	3	20	211													
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720													
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720													
5	0801	ASPHALT A	0	100	0	0	540.00	SF	3.00	3.00	100	2000	2000	3	50	810													
6	0475	VF 4 SBPL	0	100	0	0	90.00	LF	14.00	14.00	100	2000	2000	3	48	605													
7	0469	VF LATTIC	0	100	0	0	90.00	SF	5.50	5.50	100	2000	2000	3	48	238													
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	48	288													
TOTAL OB/XF 4,240																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 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																													