BLOCK 3 LOT 14
IN OR 588/115
NASSAU PLANTATIONS UNR

HARGROVE DAVID G & TERRY
54388 PELICAN ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0003-0140

BUILDING CHARACTERISTICS

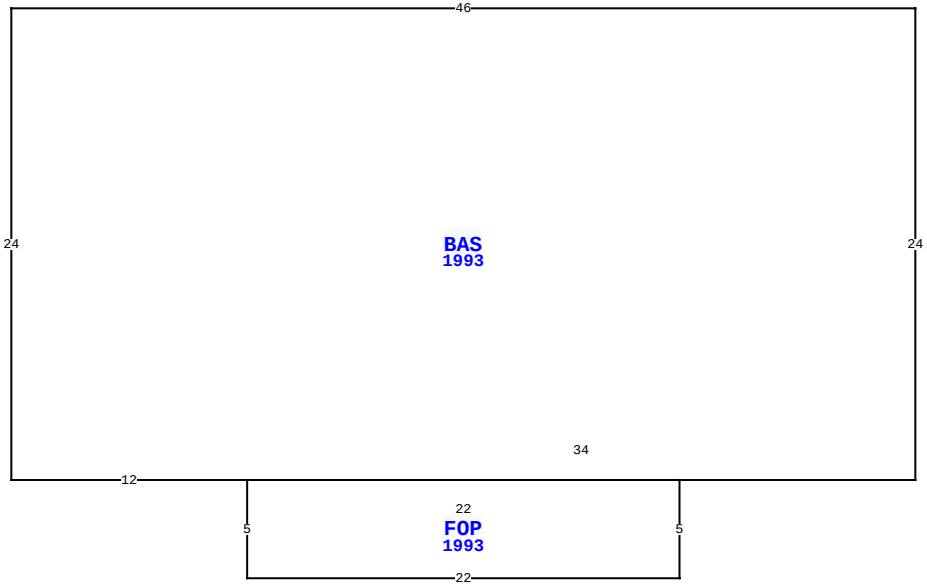
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,104	100	1993	1,104	106,840
FOP	110	30	1993	33	3,194
TOTALS	1,214			1,137	110,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,137	117.6600	117.66	133,779	1982	1982	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 0 Heated Area: 1104 HX Base Yr



54388 PELICAN 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		110,033
TOTAL MARKET OB/XF VALUE		432
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		155,465
SOH/AGL Deduction		82,658
ASSESSED VALUE		72,807
TOTAL EXEMPTION VALUE	HX HB	47,807
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		155,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6409	CHNGE SRVC	0	01/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0588/0115	1/11/1990	WD	Q	I		39,100
GRANTOR: SECRETARY HOUSING						
GRANTEE: HARGROVE DAVID & T						
0583/0547	11/09/1989	WD	Q	I	02	100
GRANTOR: SHEARSON LEHMAN MTG						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S24 E12 FOP=[YR=1993] S5 E22 N5 W22$ E34 N24$.

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	0940	SHEDS/PORT	0	100	9	8	72.00	SF	30.00	30.00	100	1985	1985	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 432

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	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 07/28/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS