

BLOCK 3 LOT 16
IN OR 1758/1865
1983 SPRI DW/MH

FENNEL PETER WILLIAM TRUST/FENNEL PETER WILLIAM TR
1907 OAK CIRCLE
ATLANTIC BEACH, FL 32233

2025

10-1N-25-2880-0003-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	1,248	100	1993	1,248	35,343
TOTALS	1,248			1,248	35,343

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0752	USP	0	0	25	10	250.00	SF	15.00	15.00	
2	0940	SHEDS/PORT	0	0	17	13	221.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	21.30	21.30	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,248	118.0000	94.40	117,811	1982	1982	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1248											
HX Base Yr											
24											
BAS 1993											
52											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
54361 SEAGULL DR, CALLAHAN				04/24/2025 MLU			

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											6
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						35,343					
TOTAL MARKET OB/XF VALUE						2,485					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						82,828					
SOH/AGL Deduction						30,278					
ASSESSED VALUE						52,550					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						52,550					
TOTAL JUST VALUE						82,828					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						68,411					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108010	XFOB	2,400	02/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1758/1865	9/23/2011	WD	U	I	30	100			
GRANTOR: FENNEL PETER WILLIAM									
GRANTEE: FENNEL PETER WILLIA									
1630/0112	7/06/2009	WD	Q	I	01	81,000			
GRANTOR: LAFORTE MARLENE PAVEK									
GRANTEE: FENNEL PETER									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W52 S24 E52 N24\$.											