

TRAVIS DENNIS JAMES & ROBERTA
54305 SEAGULL DRIVE
CALLAHAN, FL 32011

2025

10-1N-25-2880-0003-0180

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
03 GABLE/HIP 100
12 MODULAR MT 100
05 DRYWALL 100
14 CARPET 90
08 SHT VINYL 10
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100
06 DIST 1D 100

Quality03 Quality Level 03
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2000	1,612	74,517

TOTALS	1,612			1,612	74,517
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,612123.6000105.06169,3572000200000056.0044.00

1 M/H 94+ - 100% - 2016Heated Area: 1612HX Base Yr 2016

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE92,596
TOTAL MARKET OB/XF VALUE4,941
TOTAL LAND VALUE - MARKET45,000
TOTAL MARKET VALUE142,537
SOH/AGL Deduction57,614
ASSESSED VALUE84,923
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE34,201
TOTAL JUST VALUE142,537
NCON VALUE18,079
INCOME VALUE
PREVIOUS YEAR MKT VALUE108,857

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

1979/04305/11/2015WD Q I 0179,900

GRANTOR: CHAMPION SONJA PHILLI
GRANTEE: TRAVIS DENNIS JAMES
1196/192812/22/2003QC Q I 01100
GRANTOR: PHILLIPS MADELENE D
GRANTEE: CHAMPION SONJA P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W52 S31 E52 N31 \$.

LAND DESCRIPTION

TOTAL OB/XF4,941

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE07/28/2022BYKBA

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

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