BLOCK 3 LOT 25
IN OR 1512/446
NASSAU PLANTATIONS UNR

JACKSON KENNETH E & PATRICIA
54105 SEAGULL DR
CALLAHAN, FL 32011-7846

2025

10-1N-25-2880-0003-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

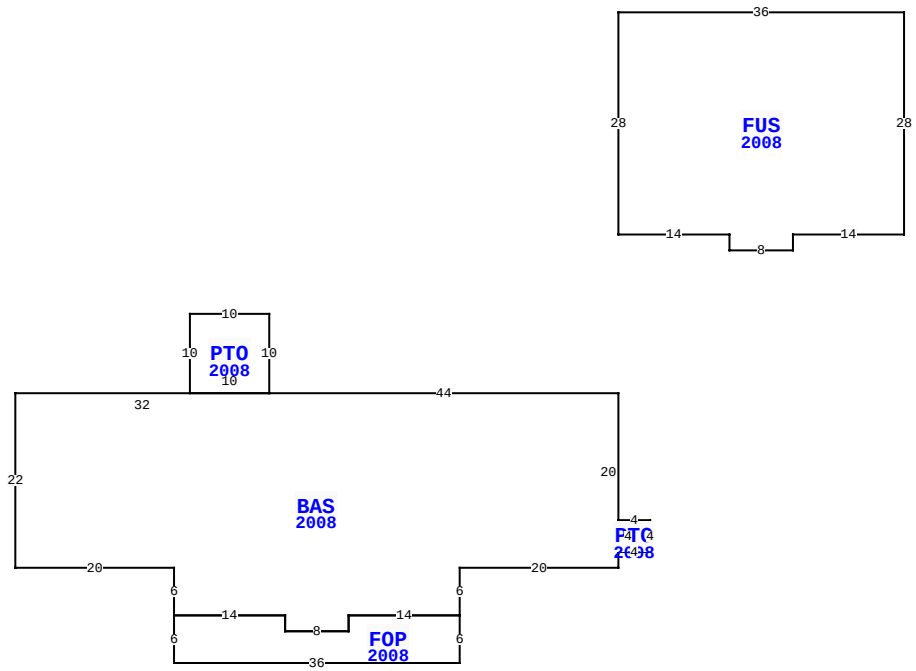
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	2008	1,904	250,213
FOP	200	30	2008	60	7,885
FUS	1,024	100	2008	1,024	134,569
PTO	16	5	2008	1	131
PTO	100	5	2008	5	657
TOTALS	3,244			2,994	393,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,994	107.6300	142.07	425,358	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2022 Heated Area: 2928 HX Base Yr



54105 SEAGULL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		393,456
TOTAL MARKET OB/XF VALUE		20,542
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		458,998
SOH/AGL Deduction		19,602
ASSESSED VALUE		439,396
TOTAL EXEMPTION VALUE	13	439,396
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		458,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13677	MECH OTHER	0	03/01/2008
E20354	ELEC OTHER	2,000	01/01/2008
P12996	OTHER	0	01/01/2008
C20469	CO ISSUED	0	09/01/2007
B20469	NEW CONSTR	206,448	09/01/2007
R10681	REPAIR/RRF	3,000	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/0446	7/12/2007	WD	Q	I	01	100

GRANTOR: JACKSON KENNETH EARL
GRANTEE: JACKSON KENNETH EAR

0299/0034	9/01/1979	MS	U	I		102,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W44 PTO=[YR=2008] N10 W10 S10 E10$ W32 S22 E20 S6 FOP=[YR=2008] S6 E36 N6 W14 S2 W8 N2 W14$ E14 S2 E8 N2 E14 N6 E20 N2 PTO=[YR=2008] E4 N4 W4 S4$ N20$ PTR=N20 FUS=[YR=2008] N28 E36 S28 W14 S2 W8 N2 W14$ S20$.

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	0511	GARAGE CB-	0	100	28	24	672.00	SF	40.00	40.00	100	1994	1994	3	66	17,741	
2	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	5.20	100	1994	1994	3	66	2,801	

LAND DESCRIPTION

TOTAL OB/XF 20,542

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 09/17/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS