

BLOCK 6 LOT 4
IN OR 1051/1131
NASSAU PLANTATIONS UNR

JOHNS MICHAEL JOSEPH II/JOHNS BRANDY
54203 PLANTATION RD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0006-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD ON PLY 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Air Condition	01	NONE 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
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	948	100	1993	948	70,723
FCP	248	25	1993	62	4,625
FOP	40	30	1993	12	895
FST	64	55	1993	35	2,611
TOTALS	1,300			1,057	78,855

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,057	97.5200	97.52	103,079	1987	1992	0	0	0	23.50	76.50
1 SINGLE FAM - 50% - 2024				Heated Area: 948				HX Base Yr 2024				
6 FST 1993 20 FCP 1993 4 FOP 1993 12 4 4 2 8 22 22 10 4 12 10 28 38 26												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025

MLU