BLOCK 6 LOT 10 R 107588
IN OR 2195/23
NASSAU PLANTATIONS UNR

LOVE JASON/LOVE JENNIFER
54025 PLANTATION RD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0006-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

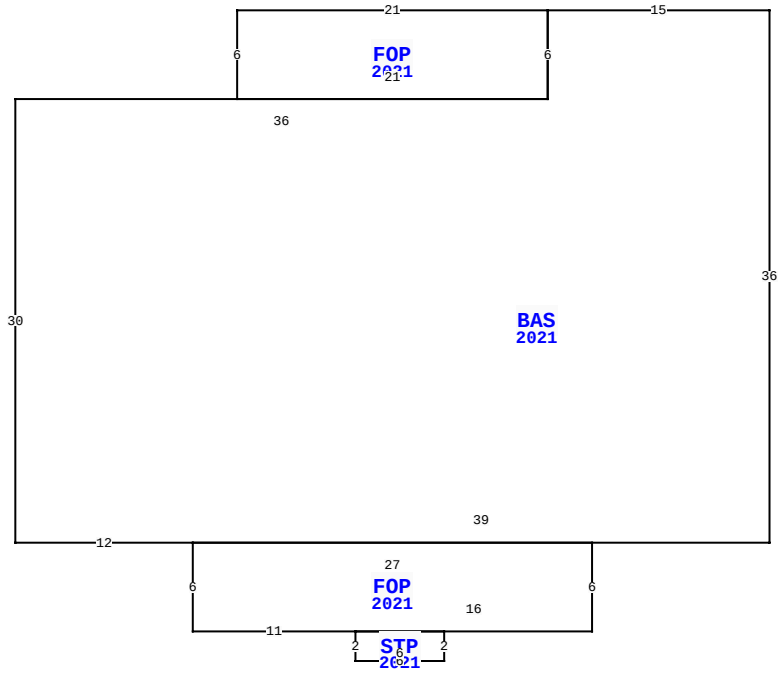
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2021	1,620	245,397
FOP	126	30	2021	38	5,756
FOP	162	30	2021	49	7,422
STP	12	10	2021	1	151
TOTALS	1,920			1,708	258,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,708	115.9200	153.01	261,341	2021	2021	0	0	0	1.00	99.00

2 SNGL FAM – 100% - 2022 Heated Area: 1620 HX Base Yr 2022



54025 PLANTATION RD, 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		282,688
TOTAL MARKET OB/XF VALUE		6,405
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		334,093
SOH/AGL Deduction		78,044
ASSESSED VALUE		256,049
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,327
TOTAL JUST VALUE		334,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006214	CO ISSUED	0	03/04/2021
21000193	GARAGE	48,009	01/12/2021
2006214	NEW CONSTR	204,070	07/17/2020
2000136	DEMOLITION	800	01/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2195/0023	4/29/2018	QC	U	I	11	100
GRANTOR: LOVE JAMES & JASON						
GRANTEE: LOVE JASON & JENNIF						
2028/1563	2/17/2016	QC	U	I	11	100
GRANTOR: LOVE JAMES R						
GRANTEE: LOVE JAMES & JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] W21 S6 E21 N6$ S6 W36 S30 E12 FOP=[YR=2021] S6 E11 STP=[YR=2021] S2 E6 N2 W6$ E16 N6 W27$ E39 N36$.

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	0811	CONCRETE B	0	100	0	0	1,044.00	SF	5.20	5.20	100	2021	2021	3	99	5,375	
2	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	2021	2021	3	99	1,030	

LAND DESCRIPTION

TOTAL OB/XF 6,405

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/19/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

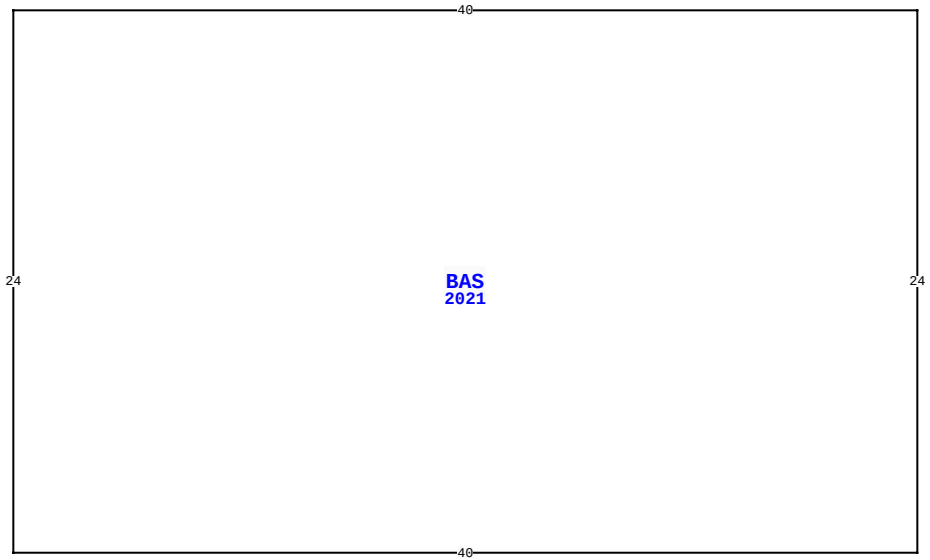
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2021	960	23,960
TOTALS	960			960	23,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	69.5520	25.73	24,701	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2022 Heated Area: 960 HX Base Yr 2022



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2028/1563	2/17/2016	QC	U	I	11	100
GRANTOR: LOVE JAMES R						
GRANTEE: LOVE JAMES & JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S24 E40 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/19/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS