PT GOVT LOT 3 OF SEC 10-1N-25E
IN OR 2790/1161
A/K/A TRACT C

BRITTO ADDANYA & DERRICK
6752 ECTOR PL
JACKSONVILLE, FL 32211

2025

10-1N-25-2880-000C-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

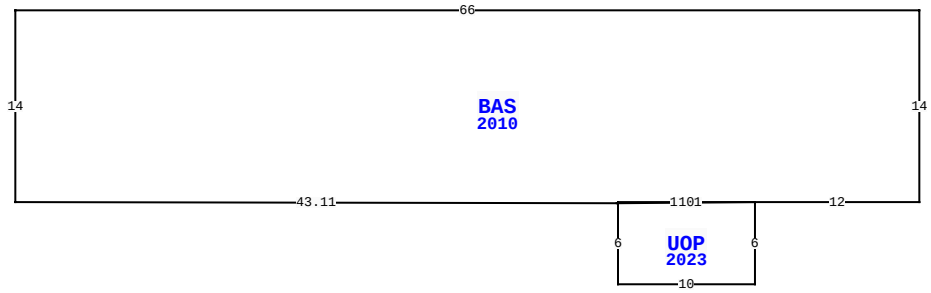
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	926	100	2010	926	48,404
UOP	60	25	2023	15	784
TOTALS	986			941	49,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	941	121.0000	96.80	91,089	1987	2005	0	0	0	46.00	54.00

1 M/H 93- – 0% - 2023 Heated Area: 926 HX Base Yr



54138 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	49,188
TOTAL MARKET OB/XF VALUE	6,529
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	125,717
SOH/AGL Deduction	0
ASSESSED VALUE	125,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,717
TOTAL JUST VALUE	125,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6943	MH MOVE-ON	23,000	09/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1161	5/23/2025	WD	Q	I	01	189,000
GRANTOR: MORRISSEY BAILEY						
GRANTEE: BRITTO ADDANYA & DE						
2561/0720	5/06/2022	WD	Q	I	01	144,000
GRANTOR: RUBASHKA VLADISLAV						
GRANTEE: MORRISSEY BAILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,0] W66 S14 D0.1R43.11 U0.1R10.1 E12 N14 $
UOP=[YR=2023;ORIG=-22,14] E10 S6 W10 N6 $
.

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	0810	CONCRETE A	0	0	19	20	380.00	SF	6.50	6.50	100	1990	1990	3	57	1,408	
2	0510	GARAGE WD-	0	0	18	21	378.00	SF	24.85	24.85	100	1980	1980	3	20	1,879	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
4	1242	WD DECK A	0	0	9	12	108.00	SF	10.00	10.00	100	2000	2000	3	20	216	
5	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	2000	2000	3	27	729	
6	0681	POLE SHED	0	0	14	20	280.00	SF	15.00	15.00	100	2000	2000	3	27	1,134	
7	0351	CARPORT MT	0	0	20	12	240.00	SF	5.90	5.90	100	2000	2000	3	20	283	

LAND DESCRIPTION

TOTAL OB/XF 6,529

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	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS