

PT OF TRACT C IN OR 1972/1152
NASSAU PLANTATION S/D UNR
{R108194 & R108195}

TAPLEY THERESA ANN
54341 PLANTATION ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-000C-0013



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
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	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,859	100	1996	1,859	216,903
FGR	462	55	1996	254	29,636
FOP	128	30	1996	38	4,434
FOP	199	30	1996	60	7,001

TOTALS	2,648			2,211	257,974
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	992.00	SF	5.20
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	100	14	20	280.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	07/19/2021	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,211	106.8200	141.00	311,751	1996	2001	0	0	0	17.25	82.75
1 SNGL FAM - 100% - 2001 Heated Area: 1859 HX Base Yr 2001												

54341 PLANTATION RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0811	CONCRETE B	0	100	0	0	992.00	SF	5.20	5.20	100	1984	1984	3	41	2,115	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1972	1972	3	20	386	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
4	1242	WD DECK A	0	100	14	20	280.00	SF	10.00	10.00	100	2019	2019	3	82	2,296	

TOTAL OB/XF													7,492				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000

Total Acres: 1.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		257,974	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		45,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		310,466	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		182,857	
TOTAL EXEMPTION VALUE		HX HB		127,609	
BASE TAXABLE VALUE		TOTAL JUST VALUE		50,722	
TOTAL JUST VALUE		NCON VALUE		76,887	
NCON VALUE		INCOME VALUE		310,466	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE				289,332	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602568	NEW CONSTR	90,000	06/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1972/1152	1/15/2015	QC U	I	I	11	100	
GRANTOR: TAPLEY MARK DOUGLAS							
GRANTEE: TAPLEY THERESA ANN							
0939/1631	7/11/2000	WD	Q	I		125,000	
GRANTOR: COBB HARVEY EDD JR &							
GRANTEE: TAPLEY MARK & THERE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1996] W8 BAS=[YR=1996] W48 S16 FOP=[YR=1996] S19 E9 N5 E2 N14 W11\$ E11 S14 W2 S5 W9 S12 E39 FGR=[YR=1996] E21 N22 W21 S22\$ N22 E9 N25\$ S16 E8 N16\$.									