PT OF TRACT C
IN OR 1966/1471
NASSAU PLANTATIONS S/D UNR

MILLS JOHN
54459 SEAGULL DRIVE
CALLAHAN, FL 32011

2025

10-1N-25-2880-000C-0019

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	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
Quality	03	Quality Level 03

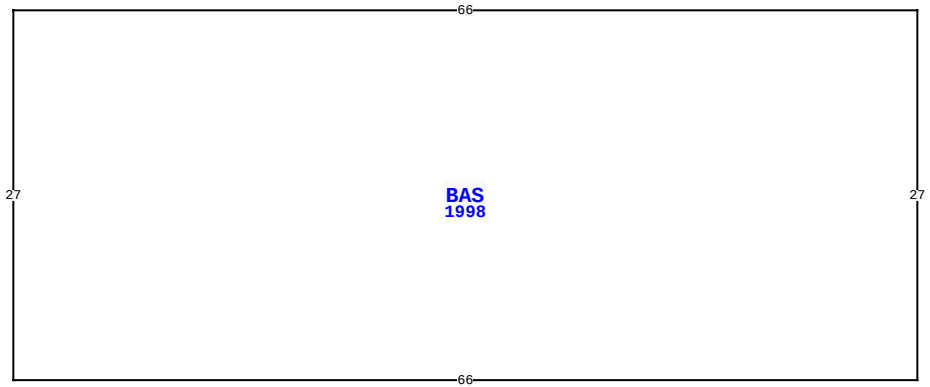
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1998	1,782	53,439
TOTALS	1,782			1,782	53,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.6000	99.96	178,129	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2025 Heated Area: 1782 HX Base Yr



54459 SEAGULL DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,439
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		123,599
SOH/AGL Deduction		0
ASSESSED VALUE		123,599
TOTAL EXEMPTION VALUE	13	123,599
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17452	H/AC	0	08/01/2012
MH982322	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/1471	3/09/2015	QC	U	I	11	100
GRANTOR: MILLS DEBRA						
GRANTEE: MILLS JOHN						
1089/1247	10/23/2002	QC	Q	I	06	100
GRANTOR: LA ROSE CARL & LAURA						
GRANTEE: MILLS JOHN S & DEBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S27 E66 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	2.00	LT		1.00	1.00	0.75	45,000.00	33,750.00	67,500							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS