PT OF TRACT C (A/K/A PAR 14-1)
IN OR 2291/1022
R672338 & R672339

PASS DENNIS ALAN & KANDIE G/
54001 PLANTATION ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-000C-0141

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 100
Interior Floo	08	SHT VINYL 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
Quality	05	Quality Level 05

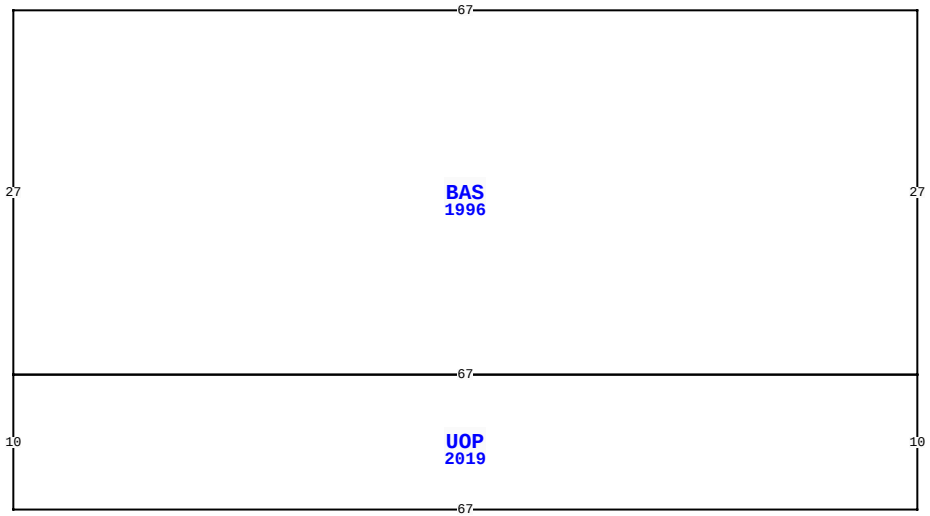
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1996	1,809	120,760
UOP	670	25	2019	168	11,215
TOTALS	2,479			1,977	131,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,977	145.4400	123.62	244,397	1996	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2020 Heated Area: 1809 HX Base Yr 2020



54001 PLANTATION 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		131,974
TOTAL MARKET OB/XF VALUE		6,173
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		228,147
SOH/AGL Deduction		72,614
ASSESSED VALUE		155,533
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,811
TOTAL JUST VALUE		228,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/1022	7/15/2019	WD	Q	I	01	175,000
GRANTOR: WILLIAMS BRITTNEY LAU						
GRANTEE: PASS DENNIS ALAN &						
1856/1363	5/15/2013	WD	Q	I	02	45,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WILLIAM JEFFERY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W67 S27 UOP=[YR=2019] S10 E67 N10 W67$ E67 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	1996	1996	3	77	2,695	
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2003	2003	3	20	400	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.30	18.30	100	2000	2000	3	20	351	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	3.50	3.50	100	1998	1998	3	20	252	
5	0810	CONCRETE A	0	100	40	14	560.00	SF	6.50	6.50	100	1995	1995	3	68	2,475	

LAND DESCRIPTION

TOTAL OB/XF 6,173

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS