BLOCK 1 LOT 13
NASSAU PLANTATIONS UNR

FRATTLE BRIANNA L
54361 HERON RD
CALLAHAN, FL 32011

2026

10-1N-25-2880-0001-0130

BUILDING CHARACTERISTICS

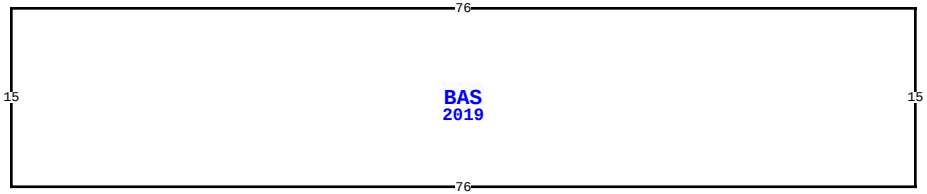
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,140	100	2019	1,140	106,376
TOTALS	1,140			1,140	106,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	115.2000	103.68	118,195	2019	2019	0	0	0	10.00	90.00

1 M/H 94+ 100% - 2020 Heated Area: 1140 HX Base Yr 2020



54361 HERON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		106,376
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		156,376
SOH/AGL Deduction		50,748
ASSESSED VALUE		105,628
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,217
TOTAL JUST VALUE		156,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003350	CO ISSUED	5,142,019	05/14/2019
6329	CHNGE SRVC	500	11/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/1246	2/14/2019	WD	Q	I	01	30,000
GRANTOR: HUTCHINSON KIMBAL & S						
GRANTEE: FRATTLE BRIANNA L						
1898/0499	1/15/2014	QC	U	I	11	10,000
GRANTOR: CLARK FRANCIS L & BAR						
GRANTEE: HUTCHINSON KIMBAL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S15 E76 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS