

BLOCK 2 LOT 15
IN OR 2704/1633
NASSAU PLANTATIONS UNR

CABRERA RICKY NOEL & KENDALL
54337 PELICAN ROAD
CALLAHAN, FL 32011

2026

10-1N-25-2880-0002-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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	04	Quality Level 04
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	1,294	100	2000	1,294	117,217
DCK	112	15	2025	17	1,540
UOP	200	25	2025	50	4,529
UST	50	55	2025	28	2,537
TOTALS	1,656			1,389	125,822

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	16	14	224.00	SF	15.00	15.00	
2	0940	SHEDS/PORT	0	0	16	9	144.00	SF	13.20	13.20	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	
4	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,389	134.2000	120.78	167,763	1999	2016	0	0	25.00	75.00
1 M/H 94+ 0% - 2025 Heated Area: 1294 HX Base Yr											
54337 PELICAN RD, CALLAHAN											
BLD DATE: 05/07/2026 MLU											

TOTAL OB/XF											
1,372											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		125,822	
TOTAL MARKET OB/XF VALUE		1,372	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		177,194	
SOH/AGL Deduction		0	
ASSESSED VALUE		177,194	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		177,194	
TOTAL JUST VALUE		177,194	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		173,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003224	MH MOVE-ON	0	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2704/1633	4/03/2024	WD Q	I	I	01
GRANTOR: BUYING JAX HOMES LLC					
GRANTEE: CABRERA RICKY NOEL					
2685/620	12/18/2023	CT U	I	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: BUYING JAX HOMES LL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000;ORIG=0,0] W20 W5 W14 W9 S27 E14 E14 E18 U2R2 N25 \$											
DCK=[YR=2025;ORIG=-34,27] E14 S8 W14 N8 \$											
UST=[YR=2025;ORIG=-20,0] W5 N10 E5 S10 \$											
UOP=[YR=2025;ORIG=-25,-10] W4 N6 W10 S16 E14 N10 \$											