

BLOCK 2 PT OF LOTS 17 & 16
L/E OR 1720/828
1981 NOBL DW/MH

WILLIAMS GLORIA L/E/
54269 PELICAN RD
CALLAHAN, FL 32011

2026

10-1N-25-2880-0002-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
BAS	920	100
DCK	64	15
UCP	253	20
USP	160	50
TOTALS	1,397	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,061	97.6000	82.96	88,021	1981	1981	0	0	70.00	30.00
1 M/H 93- 100% - 2008 Heated Area: 920 HX Base Yr 2008											
Diagram showing building layout with areas: BAS 1993 (36x23), DCK 2007 (8x8), UCP 1993 (11x23), USP 1993 (16x10).											
EXTRA FEATURES	54269 PELICAN RD, CALLAHAN										
BLD DATE						LGL DATE	05/07/2026 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
1	0940	SHEDS/PORT	0 100	19 21	399.00	SF	18.00	18.00	100	1980	1980
3	0940	SHEDS/PORT	0 100	12 8	96.00	SF	18.00	18.00	100	1980	1980
TOTAL OB/XF 1,782											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				26,406		
TOTAL MARKET OB/XF VALUE				1,782		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				78,188		
SOH/AGL Deduction				49,667		
ASSESSED VALUE				28,521		
TOTAL EXEMPTION VALUE		HX HB WX		28,521		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				78,188		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				72,688		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	
TOTAL OB/XF 1,782											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	
REVIEW DATE 05/20/2024 BY TWA											