

BLOCK 2 LOT 25
IN OR 570/1270 & OR 674/1134
NASSAU PLANTATIONS UNR

MATHIS WILLIE BELL
54047 PELICAN ROAD
CALLAHAN, FL 32011

2026

10-1N-25-2880-0002-0250



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8025.00
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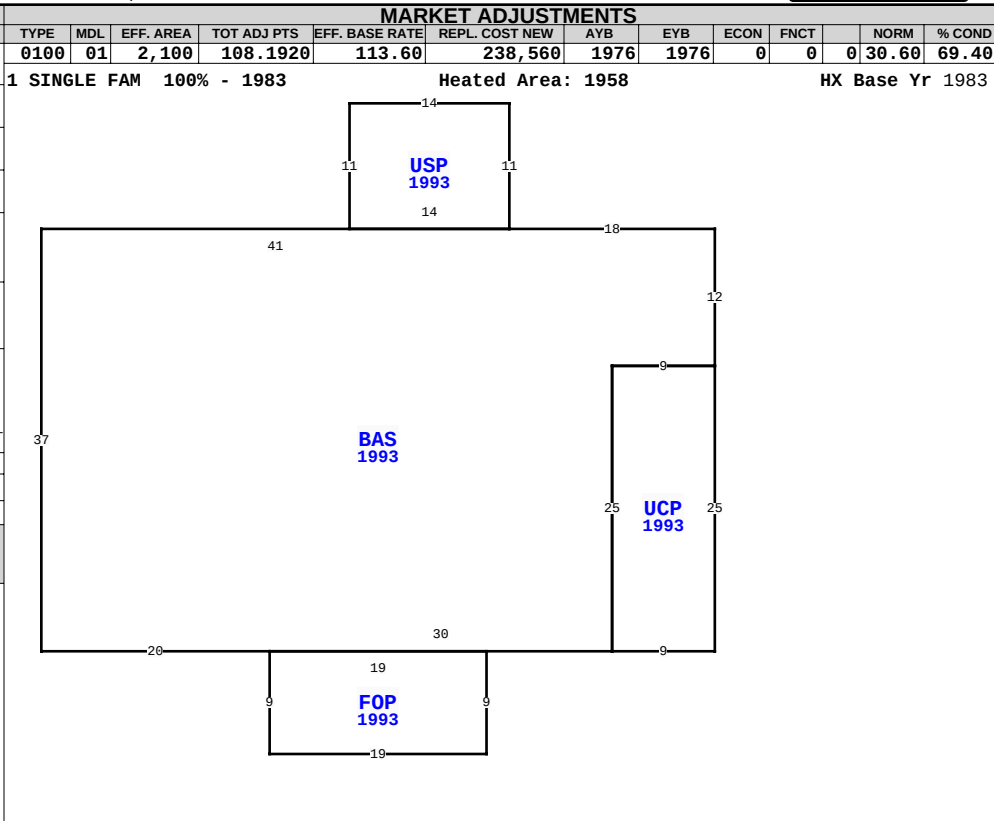
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1993	1,958	154,366
FOP	171	30	1993	51	4,021
UCP	225	20	1993	45	3,548
USP	154	30	1993	46	3,627

TOTALS	2,508			2,100	165,561
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0350	CARPORT WD	0	100	15	35	525.00	SF	8.58
4	0350	CARPORT WD	0	100	10	30	300.00	SF	8.58
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	05/14/2024	BY	TWA
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54047 PELICAN RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	1976	1976	3	34	680	
8.58	100	1992	1992	3	20	901	
8.58	100	1992	1992	3	20	515	
30.00	100	1993	1993	3	20	1,200	

TOTAL OB/XF									
3,296									

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	165,561		
TOTAL MARKET OB/XF VALUE	3,296		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	218,857		
SOH/AGL Deduction	101,733		
ASSESSED VALUE	117,124		
TOTAL EXEMPTION VALUE	HX HB SL 117,124		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	218,857		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	210,546		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0674/1134	1/29/1993	QC	Q	I	01	100	
GRANTOR: MATHIS FRANK W							
GRANTEE: MATHIS WILLIE BELL							
0570/1270	5/25/1989	WD	Q	I	01	100	
GRANTOR: MATHIS WILLIE BELL							
GRANTEE: MATHIS FRANK & W B							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W18 USP=[YR=1993] N11 W14 S11 E14\$ W41 S37 E20 FOP=[YR=1993] S9 E19 N9 W19\$E30 UCP=[YR=1993] E9 N25 W9 S25\$ N25 E9 N12\$.									