

BLOCK 3 LOT 11
IN OR 1488/1696
R621653 & R621654

LARSEN DONNA J
54304 PELICAN ROAD
CALLAHAN, FL 32011

2026

10-1N-25-2880-0003-0110



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	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	1,680	100	1993	1,680	52,950
TOTALS	1,680			1,680	52,950

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	10	20	200.00	SF	10.00	10.00	
2	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	
3	0752	USP	0	0	6	12	72.00	SF	15.00	15.00	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
5	0351	CARPORT MT	0	0	22	24	528.00	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	NOTES
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
0820	02	1,680	123.6000	105.06	176,501	1989	1994	0	0	70.00	30.00
1 M/H 93- 0% - 0 Heated Area: 1680 HX Base Yr											
BAS 1993											
54304 PELICAN RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											

TOTAL OB/XF											
2,544											

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		52,950	
TOTAL MARKET OB/XF VALUE		2,544	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		105,494	
SOH/AGL Deduction		37,785	
ASSESSED VALUE		67,709	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		67,709	
TOTAL JUST VALUE		105,494	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		97,419	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94417	MH MOVE-ON	20,000	03/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1488/1696	3/29/2007	QC	Q	I	01	100	
GRANTOR: LARSEN DARRELL D & DO							
GRANTEE: LARSEN DONNA J							
0789/1450	4/09/1997	WD	Q	I		56,500	
GRANTOR: HARRIS GREGORY S & TA							
GRANTEE: LARSEN DARRELL & DO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W60 S28 E60 N28\$.											