

BLOCK 3 LOT 17
IN OR 650 PG 144
R567679 & R567680

MILTON MARIA E
54337 SEAGULL ROAD
CALLAHAN, FL 32011

2026

10-1N-25-2880-0003-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	1,152	100	1993	1,152	36,309
UEP	288	70	2008	202	6,367
UOP	96	25	2008	24	756
UOP	160	25	2008	40	1,261
TOTALS	1,696			1,418	44,692

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0350	CARPORT WD	0 100	20	16	320.00	SF	9.36	9.36
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0940	SHEDS/PORT	0 100	30	12	360.00	SF	18.30	18.30

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,418	123.6000	105.06	148,975	1993	1993	0	0	70.00	30.00	
1 M/H 93- 100% - 0 Heated Area: 1152 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/07/2026 MLU												

TOTAL OB/XF												
3,317												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		44,692	
TOTAL MARKET OB/XF VALUE		3,317	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		98,009	
SOH/AGL Deduction		57,122	
ASSESSED VALUE		40,887	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		15,887	
TOTAL JUST VALUE		98,009	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,421	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9371	CARPORT	4,800	02/01/2002
R3913	REPAIR/RRF	600	02/01/2002
B94958	ADDITION	2,448	04/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0650/0144	2/26/1992	WD	Q	V		12,000	
GRANTOR: CONYERS GAYLE							
GRANTEE: MILTON MARIA E							
0546/0247	6/24/1988	QC	Q	V	05	100	
GRANTOR: LUCAS DONNIE LEE							
GRANTEE: CONYERS GAYLE U							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 UEP=[YR=2008] N12 W24 S12 E24\$ W34 S3 UOP=[YR=2008] W8 S20 E8 N20\$ S21 E25 UOP=[YR=2008] S8 E12 N8 W12\$ E23 N24\$.									