BLOCK 3 LOT 19
IN OR 1244/853
2000 SPRINGHI-DW

PROVOST MICHAEL A
54277 SEAGULL DR
CALLAHAN, FL 32011

2026

10-1N-25-2880-0003-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

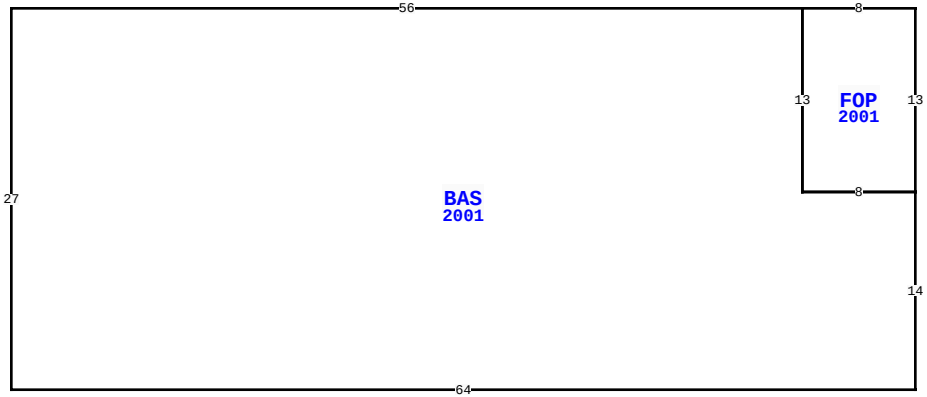
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	2001	1,624	71,946
FOP	104	30	2001	31	1,373
TOTALS	1,728			1,655	73,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,655	117.2000	105.48	174,569	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2008 Heated Area: 1624 HX Base Yr 2008



54277 SEAGULL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		73,319
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		123,319
SOH/AGL Deduction		65,730
ASSESSED VALUE		57,589
TOTAL EXEMPTION VALUE	HX HB	32,589
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003288	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/0853	7/09/2004	WD	Q	I	01	95,000
GRANTOR: PROVOST CARROLL & PAT						
GRANTEE: PROVOST MICHAEL A						
0795/1437	6/05/1997	WD	Q	I		26,000
GRANTOR: STONE GARY J & THERES						
GRANTEE: PROVOST CARROLL & P						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W8 BAS=[YR=2001] W56 S27 E64 N14 W8 N13$ S13 E8 N13$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS