BLOCK 3 LOT 27
IN OR 1248/1721
R108197 & R108198

NEAL MARY CELESTE/PELHAM WILLIAM HOWARD
54047 SEAGULL DR
CALLAHAN, FL 32011

2026

10-1N-25-2880-0003-0270

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

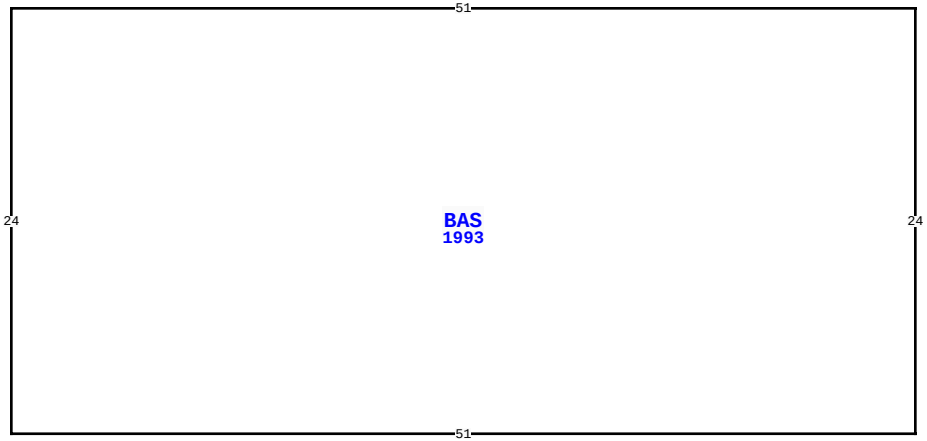
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	26,218
TOTALS	1,224			1,224	26,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,224	84.0000	71.40	87,394	1983	1983	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1224 HX Base Yr 2005



54047 SEAGULL DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		26,218
TOTAL MARKET OB/XF VALUE		5,941
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		82,159
SOH/AGL Deduction		46,031
ASSESSED VALUE		36,128
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,128
TOTAL JUST VALUE		82,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13485	CARPORT	2,500	08/01/2004
B10690	NEW CONSTR	5,280	02/01/2002
R4741	REPAIR/RRF	400	02/01/2002
6045	CHNGE SRVC	70	07/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1248/1721	7/28/2004	QC	Q	I	06	100
GRANTOR: NEAL MARY CELESTE						
GRANTEE: PELHAM WM H & MARY						
0480/0235	4/01/1986	WD	U	V		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S24 E51 N24 $.

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
1	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1989	1989	3	20	72	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	26	3,640	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	23.10	23.10	100	1995	1995	3	20	739	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	23.10	23.10	100	2000	2000	3	20	554	
6	0351	CARPORT MT	0	100	30	24	720.00	SF	6.50	6.50	100	2004	2004	3	20	936	

LAND DESCRIPTION

TOTAL OB/XF 5,941

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