BLOCK 4 LOT 3 & PT OF TRACT C
IN OR 2552/1385
NASSAU PLANTATIONS UNR

STORY LEANNE & DAVID CARL
54076 SEAGULL DR
CALLAHAN, FL 32011

2026

10-1N-25-2880-0004-0030

BUILDING CHARACTERISTICS

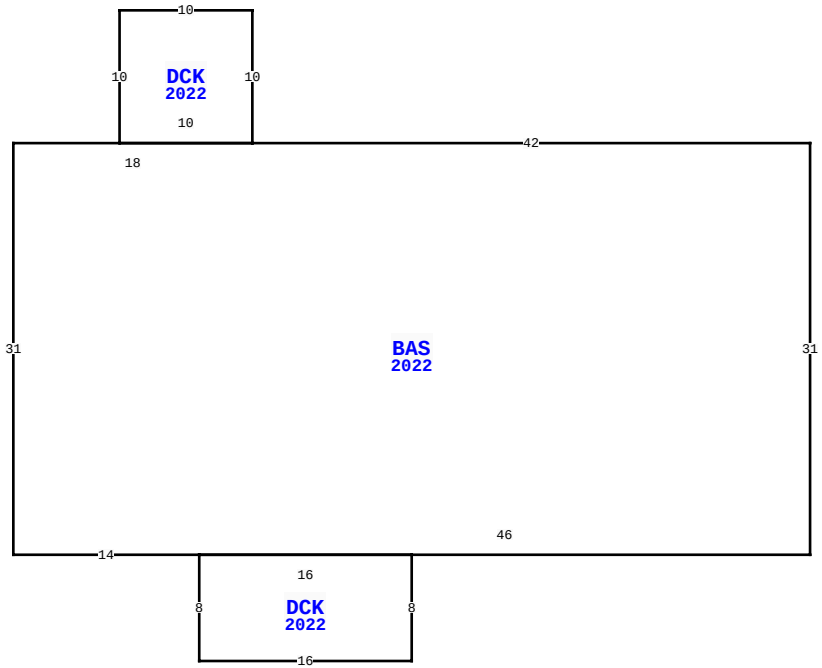
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,860	100	2022	1,860	244,866
DCK	100	15	2022	15	1,975
DCK	128	15	2022	19	2,502
TOTALS	2,088			1,894	249,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,894	150.8000	135.72	257,054	2022	2022	0	0	0	3.00	97.00

2 M/H 94+ 100% - 2023 Heated Area: 1860 HX Base Yr 2023



54076 SEAGULL DR, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		249,342
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		344,342
SOH/AGL Deduction		109,938
ASSESSED VALUE		234,404
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,993
TOTAL JUST VALUE		344,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006601	MH MOVE-ON	0	04/27/2022
22003654	CO ISSUED	0	04/14/2022
21017867	DEMOLITION	3,500	12/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1385	3/31/2022	WD	Q	V	01	88,000
GRANTOR: FIRST COAST INC						
GRANTEE: STORY LEANNE & DAVI						
2481/0204	7/20/2021	TX	U	I	11	40,300
GRANTOR: TAX COLLECTOR						
GRANTEE: FIRST COAST INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W42 DCK=[YR=2022] N10 W10 S10 E10$ W18 S31 E14 DCK=[YR=2022] S8 E16 N8 W16$ E46 N31$.

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	150.00	291.00	1.90	AC		1.00	1.00	1.00	50,000.00	50,000.00	95,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.90 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/09/2026 BY SYS