

AROCENA MA CARMEN
54220 SEAGULL DRIVE
CALLAHAN, FL 32011

10-1N-25-2880-0004-0080

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10011CLAY TILE 6013LVT/LAMNT 4003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10006DIST 1D 100

CONSTRUCTION

0820021,242120.8000102.68127,5291988199000070.0030.00

1 M/H 93- 100% - 0Heated Area: 1242HX Base Yr

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8025.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,24210019931,24238,259

TOTALS1,2421,24238,259

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026MLU

EXTRA FEATURES

54220 SEAGULL DR, CALLAHAN

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

11242WD DECK A010081080.00SF10.0010.0010019871987320160

21243WD DECK F01004520.00SF8.008.001001987198732032

LAND DESCRIPTION

TOTAL OB/XF192

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR150.00291.001.45AC1.001.001.0050,000.0050,000.0072,500

REVIEW DATE01/01/2023BYCDTotal Acres: 1.45Total Land Value: 72,500Market: 0Agricultural: 0Common: 72,500PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE38,259

TOTAL MARKET OB/XF VALUE192

TOTAL LAND VALUE - MARKET72,500

TOTAL MARKET VALUE110,951

SOH/AGL Deduction77,785

ASSESSED VALUE33,166

TOTAL EXEMPTION VALUEHX HB DX30,000

BASE TAXABLE VALUE3,166

TOTAL JUST VALUE110,951

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE101,450

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

SALE PRICE

0528/056110/08/1987WDQV10,500

GRANTOR:TAYLOR ROBERT

GRANTEE:AROCENA MA CARMEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S27 E46 N27\$.