BLOCK 4 LOT 10 & PT OF TRACT C
IN OR 584 PG 149
CASE #94-03451-FM DUVAL

GARVIN JOSEPH EST
54230 PLANTATION ROAD
CALLAHAN, FL 32011

2026

10-1N-25-2880-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

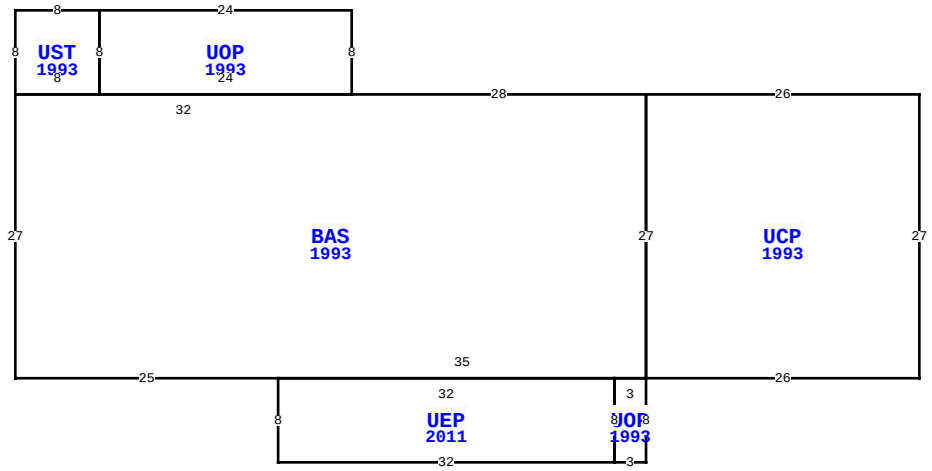
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,620	100	1993	1,620	33,889
UCP	702	20	1993	140	2,929
UEP	256	70	2011	179	3,745
UOP	24	25	1993	6	125
UOP	192	25	1993	48	1,004
UST	64	55	1993	35	732
TOTALS	2,858			2,028	42,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,028	82.0400	69.73	141,412	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1620 HX Base Yr



54282 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	42,424
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	92,424
SOH/AGL Deduction	26,863
ASSESSED VALUE	65,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,561
TOTAL JUST VALUE	92,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7975	MH MOVE-ON	24,595	11/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0584/0149	11/17/1989	WD	Q	V		16,500
GRANTOR: ELLIS ALVIN & LEE R						
GRANTEE: GARVIN JOSEPH & F R						
0582/1247	11/03/1989	WD	Q	V	01	100
GRANTOR: ELLIS ALVIN & GRACE						
GRANTEE: ELLIS ALVIN D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W26 BAS=[YR=1993] W28 UOP=[YR=1993] N8 W24 UST=[YR=1993] W8 S8 E8 N8$ S8 E24$ W32 S27 E25 UEP=[YR=2011] S8 E32 UOP=[YR=1993] E3 N8 W3 S8$ N8 W32$ E35 N27$ S27 E26 N27$.

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	0	0006	OR	150.00	291.00	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