

PT OF TRACT C
IN OR 1966/1471
NASSAU PLANTATIONS S/D UNR

MILLS JOHN
54459 SEAGULL DRIVE
CALLAHAN, FL 32011

2026

10-1N-25-2880-000C-0019



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	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	1,782	100	1998	1,782	56,582
TOTALS	1,782			1,782	56,582

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,782	117.6000	105.84	188,607	1995	1995	0	0	70.00	30.00
1 M/H 94+ 100% - 2025 Heated Area: 1782 HX Base Yr											
27 66 27 66 BAS 1998											
54459 SEAGULL DR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

TOTAL OB/XF										2,590						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	0.75	50,000.00	37,500.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		56,582	
TOTAL MARKET OB/XF VALUE		2,590	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		134,172	
SOH/AGL Deduction		7,236	
ASSESSED VALUE		126,936	
TOTAL EXEMPTION VALUE		13	126,936
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		134,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		123,599	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17452	H/AC	0	08/01/2012
MH982322	MH MOVE-ON	0	07/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1966/1471	3/09/2015	QC	U	I	11	100	
GRANTOR: MILLS DEBRA							
GRANTEE: MILLS JOHN							
1089/1247	10/23/2002	QC	Q	I	06	100	
GRANTOR: LA ROSE CARL & LAURA							
GRANTEE: MILLS JOHN S & DEBR							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1998] W66 S27 E66 N27\$.															

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