BLOCK 2 LOT 13
R 108336 & R108337
NASSAU PLANTATIONS UNR

CORUM ANNE S W L/E/
54183 FLAMINGO ROAD
CALLAHAN, FL 32011

**2023**

**10-1N-25-2880-0002-0130**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

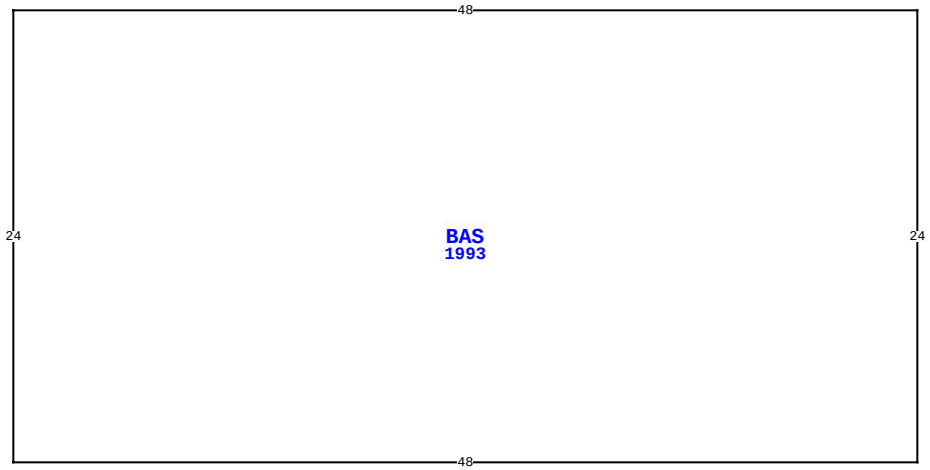
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 27,855 |
| TOTALS | 1,152 | | 1,152 | 27,855 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,152 | 124.0000 | 80.60 | 92,851 | 1984 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 1975 Heated Area: 1152 HX Base Yr 1975




54183 FLAMINGO RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 27,855 |
| TOTAL MARKET OB/XF VALUE | | 12,436 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 75,291 |
| SOH/AGL Deduction | | 40,400 |
| ASSESSED VALUE | | 34,891 |
| TOTAL EXEMPTION VALUE | HX HB WX | 30,000 |
| BASE TAXABLE VALUE | | 4,891 |
| TOTAL JUST VALUE | | 75,291 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 61,133 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B17883 | DECK | 16,744 | 10/31/2006 |
| B996648 | REPAIR/RRF | 4,800 | 12/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2258/0933 | 2/14/2019 | QC | U | I | 11 | 100 |
| GRANTOR: CORUM DUSTIN G | | | | | | |
| GRANTEE: WOOTTON ANNE STASIA | | | | | | |
| 2210/0478 | 7/16/2018 | QC | U | I | 11 | 100 |
| GRANTOR: CORUM ANNE S | | | | | | |
| GRANTEE: CORUM KELCEY L & DU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 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 | 0940 | SHEDS/PORT | 0 | 100 | 0 | 0 | 464.00 | SF | 20.10 | 20.10 | 100 | 1980 | 1980 | 3 | 20 | 1,865 | |
| 2 | 0751 | UOP | 0 | 100 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 24 | 192 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 24 | 6 | 144.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 288 | |
| 4 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1984 | 1984 | 3 | 58 | 1,160 | |
| 5 | 0756 | FEP | 0 | 100 | 18 | 10 | 180.00 | SF | 27.00 | 27.00 | 100 | 2003 | 2003 | 3 | 22 | 1,069 | |
| 6 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,800.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 84 | 7,862 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,436

| 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 | 000102 | C | SFR/MH | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 07/27/2022 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS