BLOCK 2 LOT 14
IN OR 700 PG 147
R 569537 & 569538

PRESCOTT CECILLIA BATTLE
54125 FLAMINGO ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

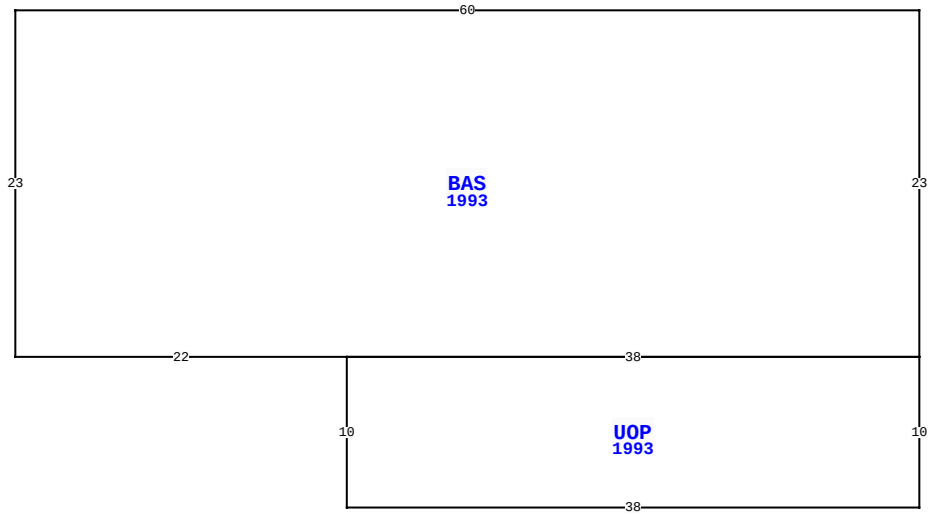
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	24,650
UOP	380	25	95	1,697
TOTALS	1,760		1,475	26,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,475	91.6000	59.54	87,822	1973	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1380 HX Base Yr



54125 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	26,347
TOTAL MARKET OB/XF VALUE	780
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	62,127
SOH/AGL Deduction	21,353
ASSESSED VALUE	40,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,774
TOTAL JUST VALUE	62,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985164	SWIM POOL	7,158	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0700/0147	3/10/1994	WD	U	I	07	100
GRANTOR: STANFORD PHILLIP D						
GRANTEE: PRESCOTT CECILLIA B						
0688/0901	9/16/1993	WD	Q	I		30,000
GRANTOR: STANFORD PHILLIP D						
GRANTEE: PRESCOTT CECILLIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S23 E22 UOP=[YR=1993] S10 E38 N10 W38$ E38 N23$.

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
2	0752	USP	0	0	10	8	80.00	SF	15.00	15.00	100	1996	1996	3	25	300	
3	1242	WD DECK A	0	0	0	0	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 780

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	0	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