BLOCK 5 LOTS 4 & 3
IN OR 682/50 & OR 888/910
NASSAU PLANTATIONS UNR

SMITH ROBERT A & DENISE M
54100 FLAMINGO ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0005-0040

BUILDING CHARACTERISTICS

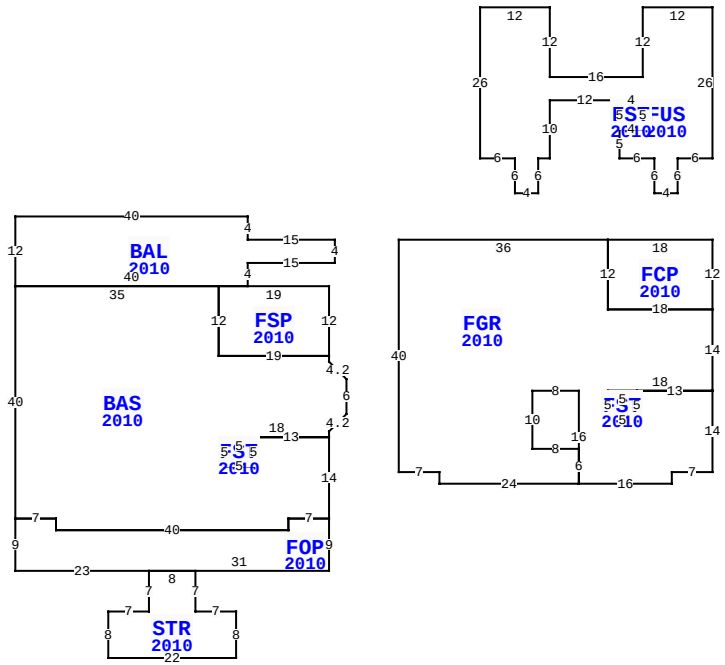
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	540	15	81	8,161
BAS	2,014	100	2,014	202,911
FCP	216	25	54	5,440
FGR	2,079	55	1,143	115,157
FOP	406	30	122	12,291
FSP	228	40	91	9,168
FST	20	55	11	1,108
FST	25	55	14	1,411
FST	25	55	14	1,411
FUS	776	100	776	78,182
TOTALS	6,561		4,343	437,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,343	89.9712	106.84	464,006	2010	2010	0	0	0	5.70	94.30

2 SNGL FAM – 100% - 2011 Heated Area: 2790 HX Base Yr 2011



** This building has 11 Sub-Areas

54100 FLAMINGO RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		437,558
TOTAL MARKET OB/XF VALUE		2,984
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		510,542
SOH/AGL Deduction		250,354
ASSESSED VALUE		260,188
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		205,188
TOTAL JUST VALUE		510,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22019	CO ISSUED	0	02/01/2010
R11803	REPAIR/RRF	8,000	03/01/2009
M14388	MECH OTHER	0	02/01/2009
E21495	ELEC OTHER	2,300	12/01/2008
P13558	NEW CONSTR	0	11/01/2008
B22018	DEMOLITION	2,000	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0682/0050	6/02/1993	QC	U	I	01	100
GRANTOR: SMITH DENISE M						
GRANTEE: SMITH ROBT & DENISE						
0615/0706	12/28/1990	WD	Q	V		9,000
GRANTOR: GOLDBOLT HAROLD & K						
GRANTEE: SMITH DENISE M						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2010] W18 FGR=[YR=2010] W36 S40 E7 S2 E24 N16 W8 S10 E8 S6 E16 N2 E7 N14 W13 FST=[YR=2010] W5 S5 E5 N5 $ S5 W5 N5 E18 N14 W18 N12$S12 E18 N12$ PTR=W65 BAL=[YR=2010] W15 N4 W40 S12 BAS=[YR=2010] S40 FOP=[YR=2010] S9 E23 STR=[YR=2010] S7 W7 S8 E22 N8 W7 N7 W8$ E31 N9 W7 S2 W40 N2 W7$ E7 S2 E40 N2 E7 N14 W13 FST=[YR=2010] W5 S5 E5 N5$ S5 W5 N5 E18 N1 R3 U3 N6 L3 U3 N1 FSP=[YR=2010] N12 W19 S12 E19 $ W19 N12 W35$ E40 N4 E15 N4$ E65$ PTR=N40 W40 FUS=[YR=2010] E12 S12 E16 N12 E12 S26 W6 S6 W4 N6 W6N5 FST=[YR=2010] E4 N5 W4 S5$ N5 W12S10W2 S6 W4 N6 W6 N26$ E40 S40$.

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
3	0810	CONCRETE A	0	100	0	0	499.00	SF	6.50	6.50	100	2010	2010	3	92	2,984	

LAND DESCRIPTION

TOTAL OB/XF 2,984

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	SFR	100	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS