

PT OF TRACT C IN OR 585/328 &
ESMT IN OR 604/283
NASSAU PLANTATIONS S/D UNR

BEDFORD WILLIAM W & SHERRY L
54058 FLAMINGO ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-000C-0017



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 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100

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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
BAS	1,907	100	1,907	186,838
FGR	399	55	219	21,456
FOP	64	30	19	1,861
FSP	200	40	80	7,838

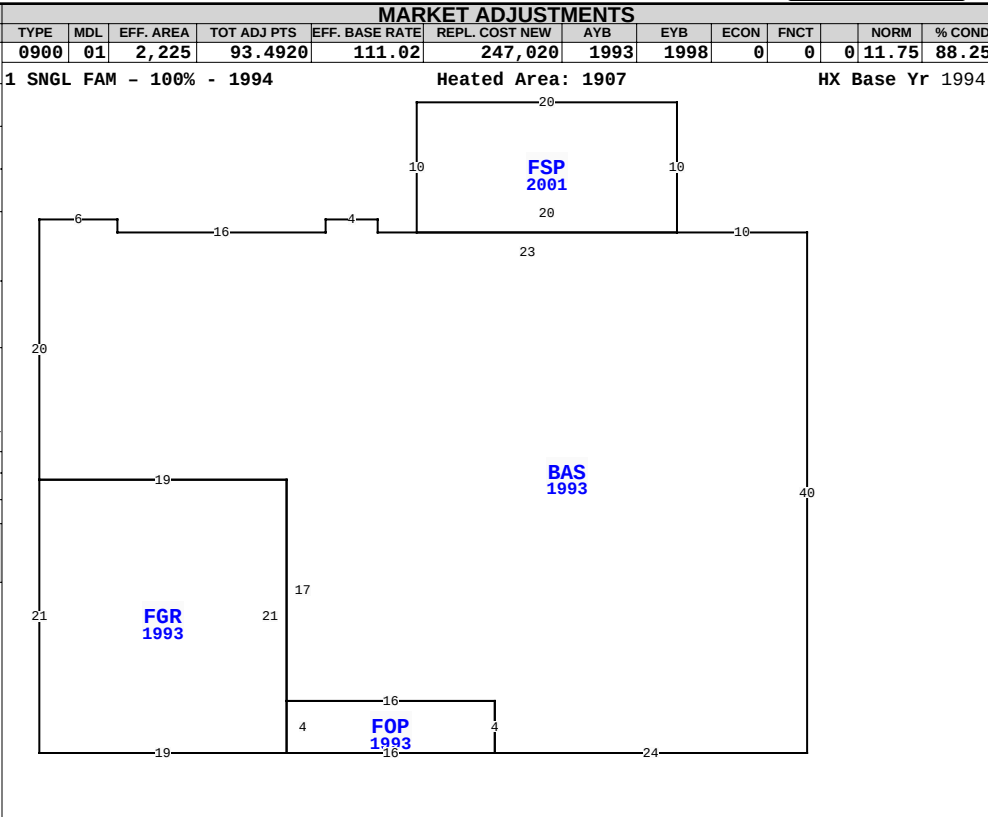
TOTALS 2,570 2,225 217,995

EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,341.00	SF	4.00	4.00	100	1993	1993	3	68	3,648	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	1993	1993	3	20	936	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	1991	1991	3	20	624	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							



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

54058 FLAMINGO RD, CALLAHAN

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 6			Tax Dist:			
BUILDING MARKET VALUE						217,995
TOTAL MARKET OB/XF VALUE						7,868
TOTAL LAND VALUE - MARKET						29,750
TOTAL MARKET VALUE						255,613
SOH/AGL Deduction						132,426
ASSESSED VALUE						123,187
TOTAL EXEMPTION VALUE			HX HB SL			123,187
BASE TAXABLE VALUE						0
TOTAL JUST VALUE						255,613
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						188,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014848	H/AC	0	02/01/2001
93548	NEW CONSTR	81,270	11/11/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0585/0328	12/05/1989	WD	Q	V		11,500			

GRANTOR: PEGRAM L & STEVE
GRANTEE: BEDFORD W W & S L

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W10 FSP=[YR=2001] N10 W20 S10 E20\$ W23 N1 W4 S1 W16 N1 W6 S20 FGR=[YR=1993] S21 E19 FOP=[YR=1993] E16 N4 W16 S4\$ N21 W19 \$ E19 S17 E16 S4 E24 N40\$.