BLOCK 2 LOT 14
IN OR 2661 PG 1944
NASSAU PLANTATIONS UNR

54125 FLAMINGO ROAD LAND TRUST/PROPERTY UNION LLC
1718 CAPITOL AVE
CHEYENNE, WY 82001

2024

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 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	01	Quality Level 01

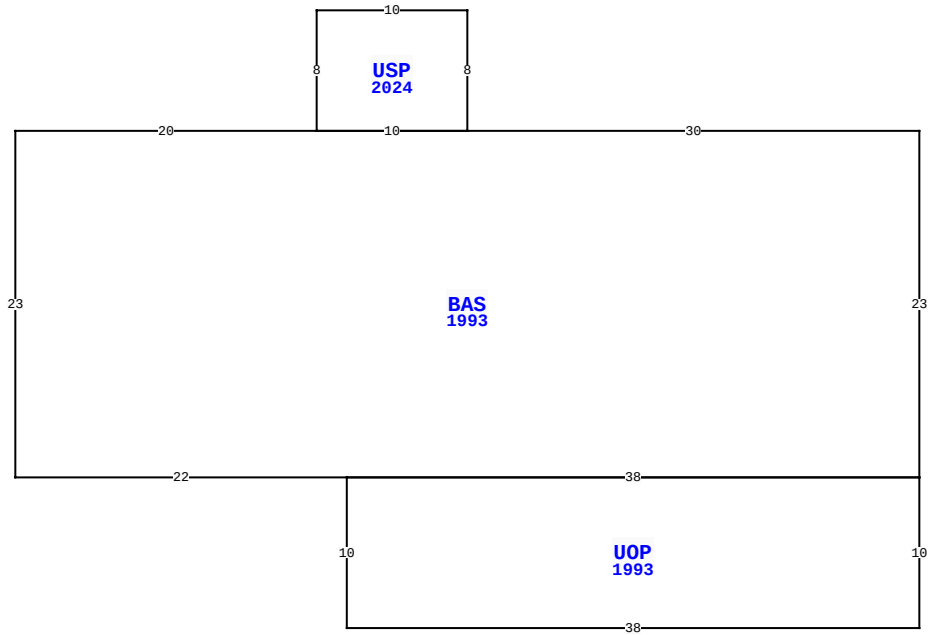
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	17,152
UOP	380	25	95	1,181
USP	80	50	40	497
TOTALS	1,840		1,515	18,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,515	59.1800	41.43	62,766	1973	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1380 HX Base Yr



54125 FLAMINGO RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,830
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	53,830
SOH/AGL Deduction	0
ASSESSED VALUE	53,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,830
TOTAL JUST VALUE	53,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,127

BLDG:1:4: 1974 VAN DYKE (1976)
BLDG:1:3: RP: R0569538 & R0569537
BLDG:1:1: DW/MH/ID 50589L & 50589R

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
2661/1944	8/14/2023	WD	U	I	37	35,000
GRANTOR: PRESCOTT CECILLIA BAT						
GRANTEE: 54125 FLAMINGO ROAD						
0700/0147	3/10/1994	WD	U	I	07	100
GRANTOR: STANFORD PHILLIP D						
GRANTEE: PRESCOTT CECILLIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W30 W10 W20 S23 E22 E38 N23 $
UOP=[YR=1993;ORIG=-38,23] S10 E38 N10 W38 $
USP=[YR=2024;ORIG=-40,0] E10 N8 W10 S8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/06/2024 BY KWX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS