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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

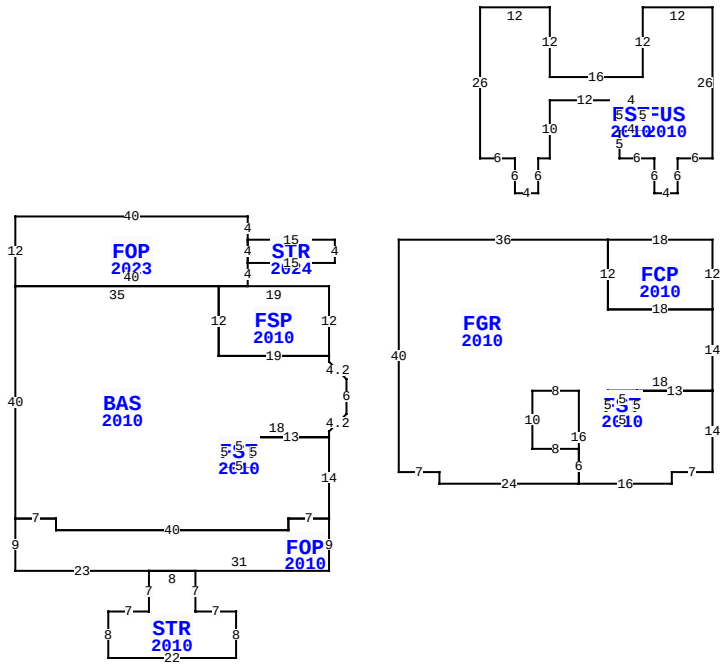
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,014	100	2,014	224,259
FCP	216	25	54	6,013
FGR	2,079	55	1,143	127,273
FOP	406	30	122	13,585
FOP	480	30	144	16,034
FSP	228	40	91	10,133
FST	20	55	11	1,225
FST	25	55	14	1,559
FST	25	55	14	1,559
FUS	776	100	776	86,408
TOTALS	6,561		4,412	491,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,412	94.9696	118.71	523,749	2010	2010	0	0	0	6.20	93.80

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



** This building has 12 Sub-Areas

54100 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		491,277
TOTAL MARKET OB/XF VALUE		2,952
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		564,229
SOH/AGL Deduction		288,552
ASSESSED VALUE		275,677
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		220,677
TOTAL JUST VALUE		564,229
NCON VALUE		7,683
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,542

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

FGR=[YR=2010;ORIG=-18,0] W36 S40 E7 S2 E24 N16 W8 S10 E8 S6 E16 N2 E7 N14 W13 S5 W5 N5 E18 N14 W18 N12 $
BAS=[YR=2010;ORIG=-120,8] S40 E7 S2 E40 N2 E7 N14 W13 S5 W5 N5 E18 N1 U3R3 N6 U3L3 N1 W19 N12 W35 $
FUS=[YR=2010;ORIG=-40,-40] E12 S12 E16 N12 E12 S26 W6 S6 W4 N6 W6 N5 N5 W12 S10 W2 S6 W4 N6 W6 N26 $
FOP=[YR=2023;ORIG=-80,0] N4 W40 S12 E40 N4 N4 $
FOP=[YR=2010;ORIG=-120,48] S9 E23 E31 N9 W7 S2 W40 N2 W7 $
STR=[YR=2010;ORIG=-97,57] S7 W7 S8 E22 N8 W7 N7 W8 $
FSP=[YR=2010;ORIG=-66,20] N12 W19 S12 E19 $
FCP=[YR=2010;ORIG=0,0] W18 S12 E18 N12 $
FST=[YR=2010;ORIG=-13,26] W5 S5 E5 N5 $

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	0810	CONCRETE A	0	100	0	0	499.00	SF	6.50	6.50	100	2010	2010	3	91	2,952	

TOTAL OB/XF 2,952

LAND DESCRIPTION

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS