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

2024

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

NASSAU COUNTY PROPERTY

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
Quality	01	Quality Level 01

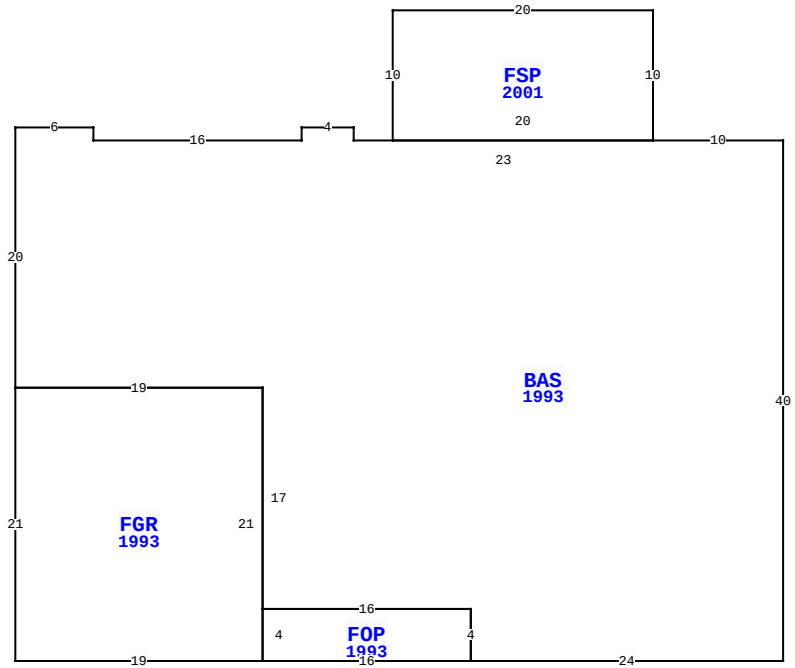
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100	1,907	195,553
FGR	399	55	219	22,457
FOP	64	30	19	1,948
FSP	200	40	80	8,204
TOTALS	2,570		2,225	228,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,225	93.4920	116.86	260,014	1993	1998	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 1994 Heated Area: 1907 HX Base Yr 1994



54058 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		228,162
TOTAL MARKET OB/XF VALUE		7,690
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		265,602
SOH/AGL Deduction		138,719
ASSESSED VALUE		126,883
TOTAL EXEMPTION VALUE	HX HB SL	126,883
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		265,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,613

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$.

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	0812	CONCRETE C	0	100	0	0	1,341.00	SF	4.00	4.00	100	1993	1993	3	66	3,540	
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	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 7,690

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	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							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 0.00 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 08/06/2024 BY SYS