PT OF TRACT C IN OR 1399/1537
NASSAU PLANTATIONS S/D UNR

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

2024

10-1N-25-2880-000C-0111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SEAGULL DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	29,750
SOH/AGL Deduction	9,984
ASSESSED VALUE	19,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,766
TOTAL JUST VALUE	29,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/1537	3/29/2006	QC	U	V	07	100
GRANTOR: FRENCH LINNIE SUE TRU						
GRANTEE: BEDFORD WILLIAM W S						
1375/1761	12/21/2005	QC	U	V	06	100
GRANTOR: FRENCH LINNIE SUE						
GRANTEE: BEDFORD WILLIAM W S						

BUILDING NOTES

BUILDING DIMENSIONS

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 08/21/2020 BY KBA Total Acres: 0.00 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 08/06/2024 BY SYS