BLOCK 2 LOT 13
R 108336 & R108337
NASSAU PLANTATIONS UNR

CORUM ANNE S W L/E/
54183 FLAMINGO ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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	04	DIST 01 100
Quality	03	Quality Level 03

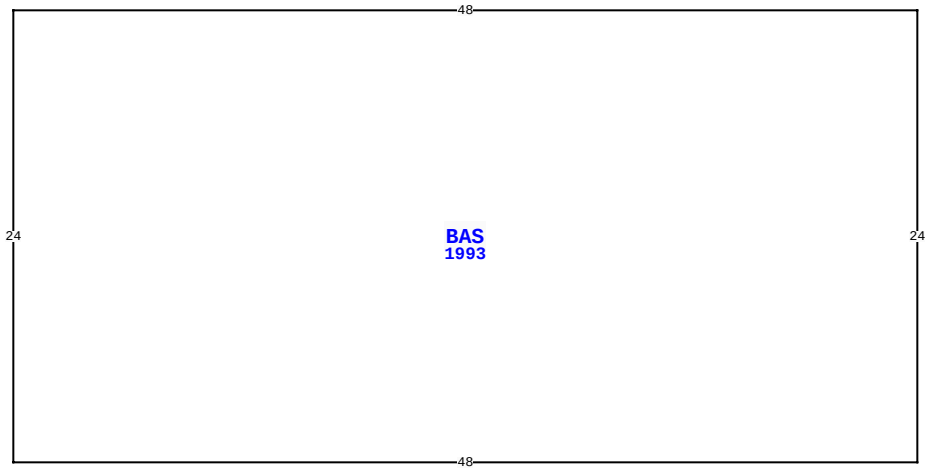
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	34,283
TOTALS	1,152			1,152	34,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	124.0000	99.20	114,278	1984	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1975 Heated Area: 1152 HX Base Yr 1975



54183 FLAMINGO RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		34,283
TOTAL MARKET OB/XF VALUE		12,040
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		91,323
SOH/AGL Deduction		54,343
ASSESSED VALUE		36,980
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		6,980
TOTAL JUST VALUE		91,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17883	DECK	16,744	10/31/2006
B996648	REPAIR/RRF	4,800	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/0933	2/14/2019	QC	U	I	11	100
GRANTOR: CORUM DUSTIN G						
GRANTEE: WOOTTON ANNE STASIA						
2210/0478	7/16/2018	QC	U	I	11	100
GRANTOR: CORUM ANNE S						
GRANTEE: CORUM KELCEY L & DU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24 $.

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	0940	SHEDS/PORT	0	100	0	0	464.00	SF	20.10	20.10	100	1980	1980	3	20	1,865	
2	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	1995	1995	3	20	160	
3	1242	WD DECK A	0	100	24	6	144.00	SF	10.00	10.00	100	1995	1995	3	20	288	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
5	0756	FEP	0	100	18	10	180.00	SF	27.00	27.00	100	2003	2003	3	20	972	
6	0811	CONCRETE B	0	100	0	0	1,800.00	SF	5.20	5.20	100	2003	2003	3	82	7,675	

LAND DESCRIPTION

TOTAL OB/XF 12,040

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	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/27/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS