PT OF TRACT C IN OR 2263/1534
& ESMT IN OR 604/283
NASSAU PLANTATIONS S/D UNR

MICULA EMILIAN & NICOLETA
54002 FLAMINGO ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2880-000C-0018

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

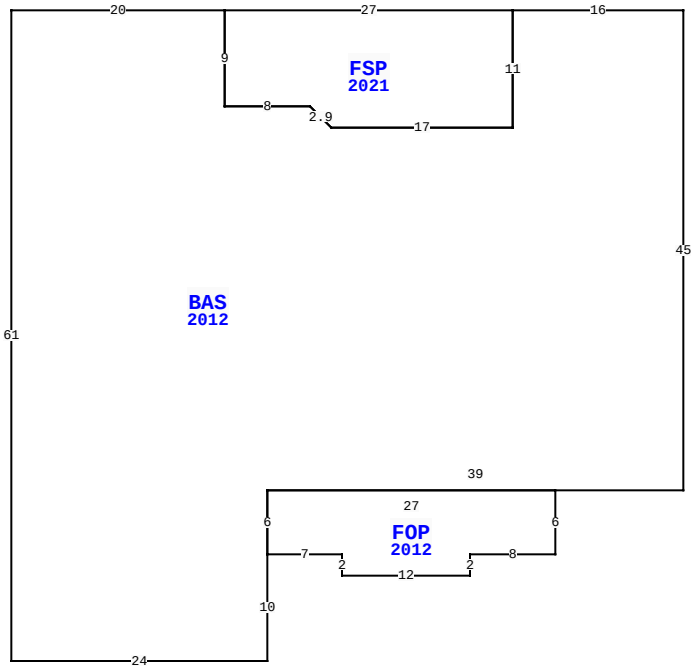
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,940	100	2012	2,940	434,378
FOP	186	30	2012	56	8,274
FSP	279	40	2021	112	16,547
TOTALS	3,405			3,108	459,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,108	123.0000	162.36	504,615	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 2940 HX Base Yr 2020



54002 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		489,126
TOTAL MARKET OB/XF VALUE		11,827
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		539,203
SOH/AGL Deduction		266,860
ASSESSED VALUE		272,343
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,621
TOTAL JUST VALUE		539,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000982	GARAGE	57,960	01/28/2021
B1226178	CO ISSUED	0	01/14/2013
M17512	H/AC	0	08/01/2012
B26178	NEW CONSTR	300,279	07/01/2012
E25240	TEMP POLE	0	07/01/2012
93434	NEW CONSTR	66,054	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/1534	3/25/2019	WD	Q	I	01	290,000
GRANTOR: BEDFORD WILLIAM WALLA						
GRANTEE: MICULA EMILIAN & NI						
2028/1989	2/10/2016	WD	U	I	11	100
GRANTOR: BEDFORD WILLIAM W JR						
GRANTEE: BEDFORD WILLIAM WAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 FSP=[YR=2021] W27 S9 E8 D2 R2 E17 N11$ S11 W17 U2 L2 W8 N9 W20 S61 E24 N10 FOP=[YR=2012] E7 S2 E12 N2 E8 N6 W27 S6$ N6 E39 N45$.

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	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1994	1994	3	20	2,240	
2	0812	CONCRETE C	0	100	0	0	2,421.00	SF	4.00	4.00	100	2021	2021	3	99	9,587	

LAND DESCRIPTION

TOTAL OB/XF 11,827

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 02/27/2025 BY TWA Total Acres: 0.00 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 07/30/2025 BY SYS

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& ESMT IN OR 604/283
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

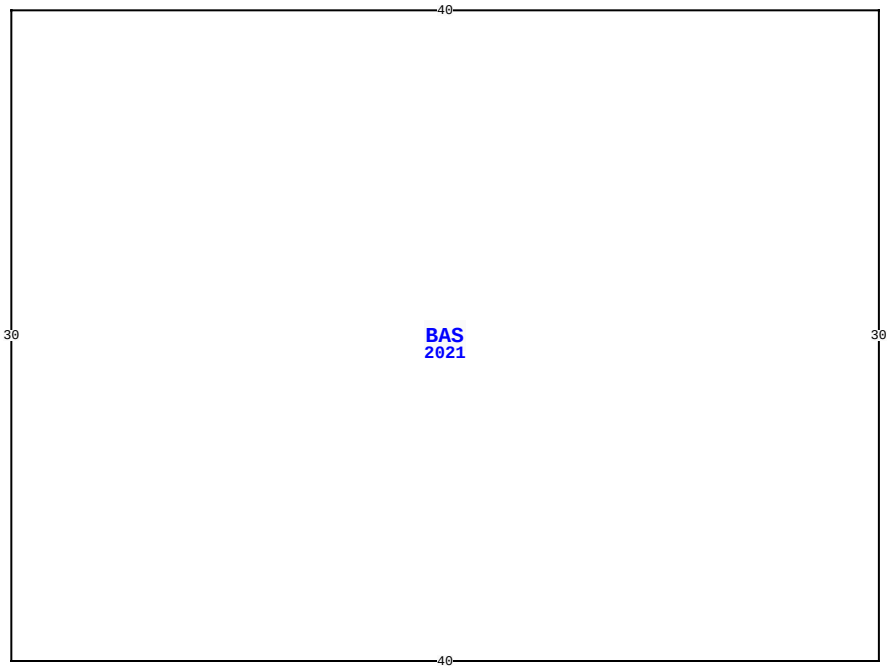
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	29,926
TOTALS	1,200			1,200	29,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	69.4830	25.71	30,852	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



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2028/1989	2/10/2016	WD	U	I	11	100
GRANTOR: BEDFORD WILLIAM W JR						
GRANTEE: BEDFORD WILLIAM WAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 E40 N30$.

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

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