PT OF TRACT C IN OR 721/1130
NASSAU PLANTATIONS S/D UNR

FRENCH LINNIE SUE EST
54058 FLAMINGO ROAD
CALLAHAN, FL 32011-7804

2025

10-1N-25-2880-000C-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35
TOTAL MARKET VALUE	35
SOH/AGL Deduction	8
ASSESSED VALUE	27
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27
TOTAL JUST VALUE	35
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/1130	1/09/1995	WD	Q	V	06	2,000
GRANTOR: CONYERS HARRISON III						
GRANTEE: FRENCH LINNIE SUE						
0656/0044	4/28/1992	QC	Q	V	06	100
GRANTOR: PEGRAM LATRECIA						
GRANTEE: CREWS & CONYERS						

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	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.35	AC		1.00	1.00	1.00	100.00	100.00	35							

REVIEW DATE 11/18/2022 BY KBA Total Acres: 0.35 Total Land Value: 35 Market: 0 Agricultural: 0 Common: 35 PRINTED 07/30/2025 BY SYS