PT SEC 42-2N-25E
FRANCIS WOODS DONATION
IN OR 2294/1139 & OR 2564/1559

WYNN AUSTIN T & JENNIFER R
55219 BENT CREEK FARMS RD
CALLAHAN, FL 32011

2025

42-2N-25-0000-0013-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

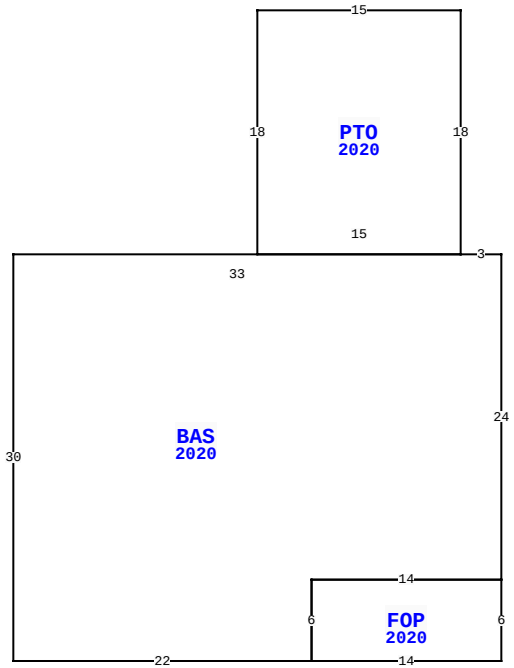
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	2020	996	150,125
FOP	84	30	2020	25	3,768
PTO	270	5	2020	14	2,110
TOTALS	1,350			1,035	156,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,035	117.7200	155.39	160,829	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 996 HX Base Yr 2021



55219 BENT CREEK FARMS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		156,004
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		435,000
TOTAL MARKET VALUE		593,664
SOH/AGL Deduction		144,943
ASSESSED VALUE		448,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		397,999
TOTAL JUST VALUE		593,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010171	CO ISSUED	0	02/19/2020
19010171	NEW CONSTR	126,063	09/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1559	5/05/2022	WD	Q	V	03	200,000
GRANTOR: BENDIXEN JAMES J						
GRANTEE: WYNN AUSTIN T & JEN						
2294/1139	7/31/2019	WD	Q	V	01	260,000
GRANTOR: BENT OAK FARMS OF CAL						
GRANTEE: WYNN AUSTIN T & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W3 PTO=[YR=2020] N18 W15 S18 E15$ W33 S30 E22
FOP=[YR=2020] E14 N6 W14 S6$ N6 E14 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	0680	POLE SHED	0	100	28	10	280.00	SF	10.00	10.00	100	2022	2022	3	95	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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		OR			20.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	290,000							
2	000100	C	RES	100		OR			10.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	145,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 30.00 Total Land Value: 435,000 Market: 0 Agricultural: 0 Common: 435,000 PRINTED 07/30/2025 BY SYS