

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

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

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10004PLYWOOD 5005DRYWALL 5014CARPET 10003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme04DIST 01 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8025.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,15210019931,15236,426TOTALS1,1521,15236,426EXTRA FEATURES54183 FLAMINGO RD, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATEOB/XF MKT VALUENOTES10940SHEDS/PORT010000464.00SF20.1020.10100198019803201,86520751UOP010010880.00SF10.0010.001001995199532016031242WD DECK A0100246144.00SF10.0010.001001995199532028840504FP-ELECTRI0100001.00UT2,000.002,000.0010019841984351.51,03050756FEP01001810180.00SF27.0027.0010020032003320972LAND DESCRIPTIONTOTAL OB/XF4,315LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000006OR0.000.001.00LT1.001.001.0050,000.0050,000.0050,000REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 50,000Market: 0Agriculatural: 0Common: 50,000PRINTED 07/09/2026 BY SYS

MARKEADJUSTMENTS

TYPEDMLDEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND0820021,152124.0000105.40121,4211984199000070.0030.00Heated Area: 1152HX Base Yr 1975BAS1993

NASSAU COUNTY PROPERTY PAGE 1 of 1 6VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE36,426TOTAL MARKET OB/XF VALUE4,315TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE90,741SOH/IAGL Deduction52,763ASSESSED VALUE37,978TOTAL EXEMPTION VALUEHX HB WX30,000BASE TAXABLE VALUE7,978TOTAL JUST VALUE90,741NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE91,323SALES DATAOFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE2258/09332/14/2019QCUII11100GRANTOR:CORUM DUSTIN GGRANTEE:WOOTTON ANNE STASIA2210/04787/16/2018QCUII11100GRANTOR:CORUM ANNE SGRANTEE:CORUM KELCEY L & DUBUILDING NOTESBUILDING DIMENSIONS BAS=[YR=1993] W48 S24 E48 N24 \$.