

BLOCK 5 LOT 2
IN OR 2461/1307 & IN OR 2718/318
NASSAU PLANTATIONS UNR

COMBS JOSHUA A/HANSON JASON G
54154 FLAMINGO ROAD
CALLAHAN, FL 32011

2026

10-1N-25-2880-0005-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 80
Interior Wall	05 DRYWALL 20
Interior Floo	14 CARPET 70
Interior Floo	13 LVT/LAMNT 30
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	06 DIST 1D 100

Quality	04 Quality Level 04
DOR CODE	0200 MOBILE HOME

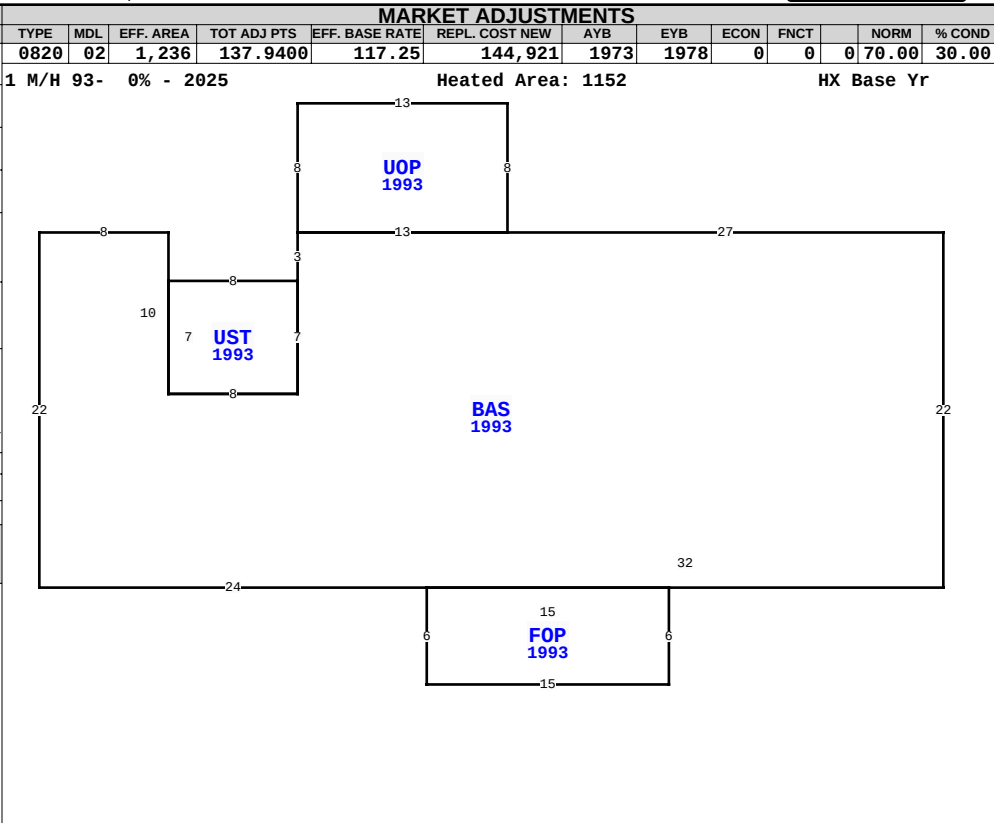
MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	40,522
FOP	90	30	1993	27	950
UOP	104	25	1993	26	915
UST	56	55	1993	31	1,091

TOTALS	1,402			1,236	43,476
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	14	14	196.00	SF	30.00	30.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	0680	POLE SHED	0	0	18	24	432.00	SF	10.00	10.00	
5	0510	GARAGE WD-	0	0	20	30	600.00	SF	35.00	35.00	
6	0510	GARAGE WD-	0	0	20	30	600.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF											
23,565											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	43,476		
TOTAL MARKET OB/XF VALUE	23,565		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	117,041		
SOH/AGL Deduction	0		
ASSESSED VALUE	117,041		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	117,041		
TOTAL JUST VALUE	117,041		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	111,921		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24732	CARPORT	10,546	05/01/2011
5805	CHNGE SRVC	250	03/30/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2718/318	6/12/2024	LE U	I	11		100	
GRANTOR: MEUSEL ALAN JAMES							
GRANTEE: COMBS JOSHUA A							
2461/1307	5/13/2021	QC U	I	11		100	
GRANTOR: MEUSEL ALAN JAMES & J							
GRANTEE: MEUSEL ALAN JAMES &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 UOP=[YR=1993] N8 W13 S8 E13\$ W13S3											
UST=[YR=1993] W8 S7 E8 N7 \$ S7 W8 N10 W8 S22 E24											
FOP=[YR=1993] S6 E15 N6 W15\$ E32 N22 \$.											