PT SW1/4 OF NW1/4 OF
SEC 35-2N-24E
UTIL ESMT OR 2307/1520

BILLS RENTALS
54183 FLAMINGO RD
CALLAHAN, FL 32011

2026

35-2N-24-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

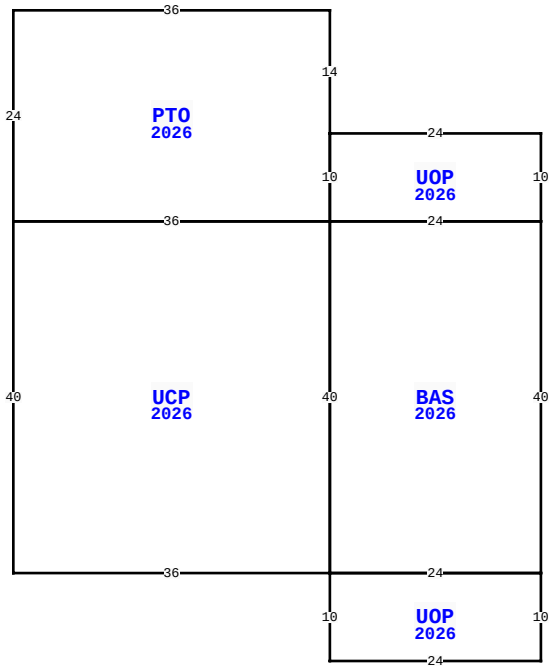
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2026	960	21,268
PTO	864	5	2026	43	953
UCP	1,440	20	2026	288	6,380
UOP	240	20	2026	48	1,063
UOP	240	20	2026	48	1,063
TOTALS	3,744			1,387	30,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,387	59.8000	23.32	32,345	2020	2020	0	0	0	5.00	95.00

1 GARAGE RES 0% - 2026 Heated Area: 960 HX Base Yr



OFF FOXHOUND TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	30,728
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	114,728
SOH/AGL Deduction	27,409
ASSESSED VALUE	87,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,319
TOTAL JUST VALUE	114,728
NCON VALUE	30,728
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/27/2013	CN	Q	V	02	35,900
GRANTOR: TEMPLE-REEVES TRINA						
GRANTEE: BILLS RENTALS						
1743/1102	6/15/2011	QC	U	V	11	100
GRANTOR: TEMPLE ERIC H						
GRANTEE: TEMPLE TRINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,20] E24 S40 W24 N40 $
UCP=[YR=2026;ORIG=40,20] W36 S40 E36 N40 $
UOP=[YR=2026;ORIG=40,10] E24 S10 W24 N10 $
UOP=[YR=2026;ORIG=40,60] E24 S10 W24 N10 $
PTO=[YR=2026;ORIG=4,-4] E36 S14 S10 W36 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

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	000100	C	RES	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 10/06/2025 BY WWA Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS