

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

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall06BD/BATTEN 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

FrameWOOD FRAME 100

Stories1.1.100

Units0100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS9961002020996156,863

FOP84302020253,938

PTO27052020142,205

TOTALS1,3501,035163,006

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,035117.7200163.63169,35720202020003.7596.25

1 SNGL FAM100% - 2021Heated Area: 996HX Base Yr 2021

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE163,006

TOTAL MARKET OB/XF VALUE2,604

TOTAL LAND VALUE - MARKET438,000

TOTAL MARKET VALUE603,610

SOH/AGL Deduction142,774

ASSESSED VALUE460,836

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE409,425

TOTAL JUST VALUE603,610

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE593,664

PERMIT NUMDESCRIPTIONAMTISSUED

19010171C0 ISSUED002/19/2020

19010171NEW CONSTR126,06309/26/2019

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2564/15595/05/2022WDQV03200,000

GRANTOR:BENDIXEN JAMES J

GRANTEE:WYNN AUSTIN T & JEN

2294/11397/31/2019WDQV01260,000

GRANTOR:BENT OAK FARMS OF CAL

GRANTEE:WYNN AUSTIN T & JEN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/07/2026MLU

EXTRA FEATURES

55219 BENT CREEK FARMS RD, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICEOB/XF MKT VALUENOTES

10680POLE SHED01002810280.00SF10.0010.00100202220223932,604

LAND DESCRIPTION

TOTAL OB/XF2,604

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPCTADJ UNIT PRICEORIG CONDDPHTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICEOB/XF MKT VALUENOTES

1000100CRES100OR20.00AC1.001.001.0014,600.0014,600.00292,000

2000100CRES100OR10.00AC1.001.001.0014,600.0014,600.00146,000

REVIEW DATE01/06/2023BYKWA

Total Acres: 30.00Total Land Value: 438,000Market: 0Agricultural: 0Common: 438,000

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NASSAU COUNTY PROPERTY

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