

IN OR 1375/1814 & OR 1317/1933
PARCELS 2-4 & 2-16
EX 2-6 2-9 2-13 2-14 & 2-16

RHODEN SYLVIA C
44140 COW BIRD LANE
CALLAHAN, FL 32011-8732

2023

01-1N-24-0000-0002-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										STANDARD									
Exterior Wall 20 FACE BRICK 90										0900 01 3,311 91.4112 108.55 359,409 2007 2007 0 0 10.83 89.17										VALUATION BY									
Exterior Wall 10 ABOVE AVG 10										1 SNGL FAM - 100% - 2008										Tax Group: 6 Tax Dist:									
Roof Structure 08 IRREGULAR 100										Heated Area: 2686										BUILDING MARKET VALUE 320,485									
Roof Cover 03 COMP SHNGL 100										HX Base Yr 2008										TOTAL MARKET OB/XF VALUE 33,702									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 88,740									
Interior Floor 13 LVT/LAMNT 70																				TOTAL MARKET VALUE 442,927									
Interior Floor 14 CARPET 30																				SOH/AGL Deduction 179,873									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 263,054									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB WX 55,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 208,054									
Bathrooms 2.5 100																				TOTAL JUST VALUE 442,927									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 364,849									
Occupancy 00 NONE 100																													
Quality 01 Quality Level 01																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 08																													
NEIGHBORHOOD/LOC 8001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,234 100 2,234 216,238																													
FGR 650 55 358 34,652																													
FOP 288 30 86 8,324																													
FSP 430 40 172 16,649																													
FUS 452 100 452 43,751																													
PTO 189 5 9 871																													
TOTALS 4,243 3,311 320,485																													
EXTRA FEATURES										44140 COW BIRD LN, CALLAHAN																			
L N 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										BLD DATE 01/29/2007 JH LGL DATE 05/18/2023 MLU																			
2 0300 BOAT DCK W 0 100 0 0 184.00 SF 40.00 40.00 100 2006 2006 3 48 3,533																													
3 0200 BARN WD 0- 0 100 0 0 964.00 SF 20.00 20.00 100 2006 2006 3 48 9,254																													
4 0812 CONCRETE C 0 100 0 0 1,132.00 SF 4.00 4.00 100 2007 2007 3 89 4,030																													
5 1127 BRICK 8" 0 100 0 0 59.00 SF 5.50 5.50 100 2007 2007 3 97 315																													
6 0825 BRICK 0 100 0 0 18.00 SF 12.50 12.50 100 2007 2007 3 97 218																													
7 1242 WD DECK A 0 100 16 10 160.00 SF 7.50 7.50 100 2008 2008 3 40 480																													
8 0681 POLE SHED 0 100 20 10 200.00 SF 11.25 11.25 100 2010 2010 3 64 1,440																													
9 0681 POLE SHED 0 100 20 8 160.00 SF 15.00 15.00 100 2012 2012 3 71 1,704																													
10 0350 CARPORT WD 0 100 20 8 160.00 SF 13.00 13.00 100 2012 2012 3 60 1,248																													
11 0200 BARN WD 0- 0 100 40 14 560.00 SF 20.00 20.00 100 2012 2012 3 71 7,952																													
LAND DESCRIPTION										TOTAL OB/XF 30,174																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000115 C SFR ACRES 100 0007 0.00 0.00 4.93 AC 1.00 1.00 1.00 18,000.00 18,000.00 88,740																													
REVIEW DATE 01/28/2019 BY TWA										Total Acres: 4.93 Total Land Value: 88,740										Market: 0 Agricultural: 0 Common: 88,740 PRINTED 08/02/2023 BY SYS									

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