IN OR 899/1047
R787621 & R787622

YOUNG AMY Y
44050 COW BIRD LN
CALLAHAN, FL 32011

2023

01-1N-24-0000-0002-0090

BUILDING CHARACTERISTICS

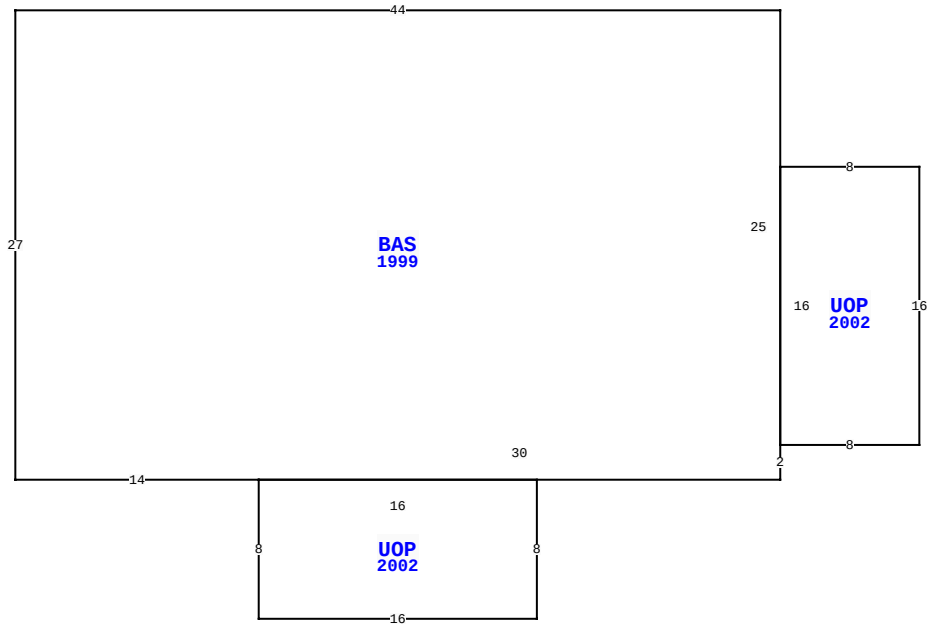
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	54,766
UOP	128	25	32	1,475
UOP	128	25	32	1,475
TOTALS	1,444		1,252	57,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,252	117.6000	82.32	103,065	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2000 Heated Area: 1188 HX Base Yr 2000



44050 COW BIRD LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		57,716
TOTAL MARKET OB/XF VALUE		3,018
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		91,034
SOH/AGL Deduction		43,128
ASSESSED VALUE		47,906
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,906
TOTAL JUST VALUE		91,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007630	REPAIR/RRF	6,064	12/04/2017
B029643	XFOB	1,920	05/01/2002
B029596	XFOB	1,887	04/01/2002
B029597	CARPORT	9,195	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0899/1047	9/13/1999	WD	U	I	13	26,900

GRANTOR: HIGGINBOTHAM CHARLES

GRANTEE: YOUNG AMY Y

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 S27 E14 UOP=[YR=2002] S8 E16 N8 W16$ E30 N2
UOP=[YR=2002] E8 N16 W8 S16$ N25$.

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
3	0510	GARAGE WD-	0	100	22	10	220.00	SF	35.00	35.00	100	2002	2002	3	32	2,464	
4	0351	CARPORT MT	0	100	22	12	264.00	SF	10.00	10.00	100	2002	2002	3	21	554	

LAND DESCRIPTION

TOTAL OB/XF 3,018

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 03/27/2018 BY TWX Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS