PT NW1/4 OF SEC 3-1N-25E
IN OR 1849/376

MCNEIL CYNTHIA
44560 LEE DR
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0730

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

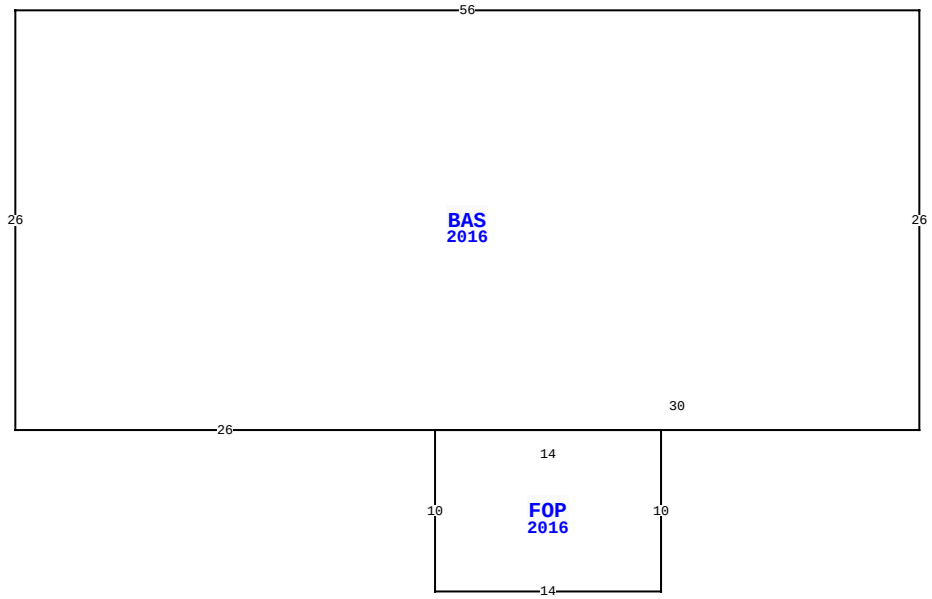
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	116,442
FOP	140	30	42	3,359
TOTALS	1,596		1,498	119,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,498	126.9400	88.86	133,112	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2018 Heated Area: 1456 HX Base Yr 2018



44560 LEE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		119,801
TOTAL MARKET OB/XF VALUE		7,020
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		179,321
SOH/AGL Deduction		63,471
ASSESSED VALUE		115,850
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,850
TOTAL JUST VALUE		179,321
NCON VALUE		7,020
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006270	XFOB	23,390	08/01/2019
17005923	CARPORT	12,582	10/01/2017
MH165704	CO ISSUED	0	02/08/2016
MH165704	MH MOVE-ON	0	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1849/0376	4/01/2013	QC	U	V	11	100
GRANTOR: WRYE DORETHA						
GRANTEE: MCNEIL CYNTHIA						
1849/0373	3/29/2013	QC	U	V	11	100
GRANTOR: TRIBETT OLETHA C						
GRANTEE: WRYE DORETHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S26 E26 FOP=[YR=2016] S10 E14 N10 W14$ E30 N26$.

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
1	0940	SHEDS/PORT	0	100	20	18	360.00	SF	15.00	15.00	100	2019	2019	3	90	4,860	
2	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2019	2019	3	90	2,160	

LAND DESCRIPTION

TOTAL OB/XF 7,020

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS