PT OF PARCEL A (S-1)
IN OR 1337/1610
EX S-2

MORGAN CYNTHIA R
44149 ANN DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2800-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

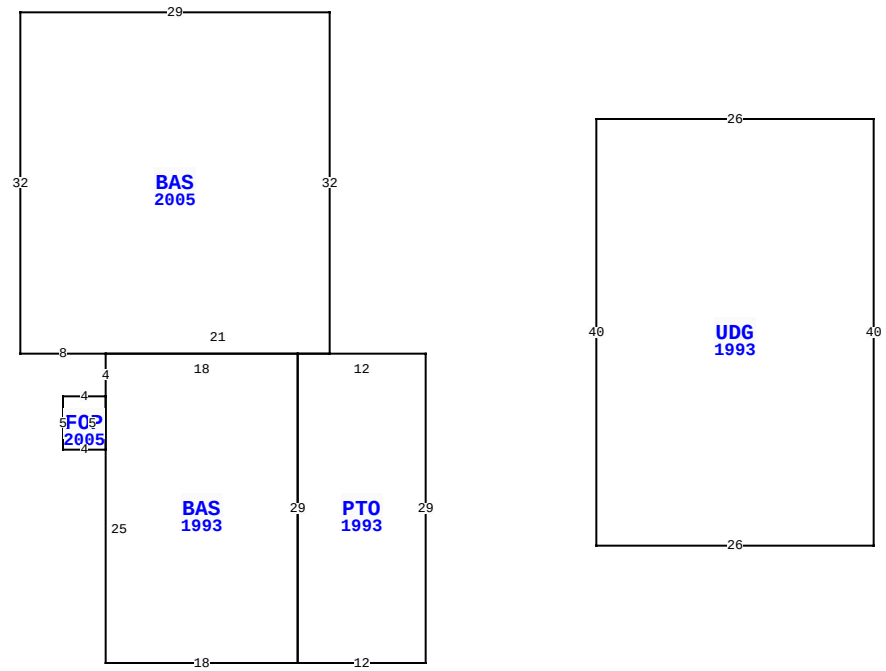
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	522	100	522	40,060
BAS	928	100	928	71,217
FOP	20	30	6	460
PTO	348	5	17	1,305
UDG	1,040	55	572	43,897
TOTALS	2,858		2,045	156,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	101.2340	91.36	186,831	1949	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1450 HX Base Yr 2006



44149 ANN 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		156,938
TOTAL MARKET OB/XF VALUE		2,472
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		194,410
SOH/AGL Deduction		87,937
ASSESSED VALUE		106,473
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,473
TOTAL JUST VALUE		194,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008324	REPAIR/RRF	14,000	06/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/1610	8/01/2005	WD	Q	I		130,000
GRANTOR: GREEN GERALD R & CARO						
GRANTEE: MORGAN CYNTHIA R						
0924/0917	3/16/2000	WD	U	I		63,000
GRANTOR: RACKLEY LOUIE P/R						
GRANTEE: GREEN GERALD & CARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W29 S32 E8 BAS=[YR=1993] S4 FOP=[YR=2005] W4 S5 E4 N5 $ S25 E18 PTO=[YR=1993] E12 N29 W12 S29 $ N29 W18 $ E21 N32$ PTR= E25 S10 UDG=[YR=1993] S40 E26 N40 W26 $ N10 W25$.

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
2	0810	CONCRETE A	0	100	0	0	388.00	SF	6.50	6.50	100	2018	2018	3	98	2,472	

LAND DESCRIPTION

TOTAL OB/XF 2,472

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	0005	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS