PT OF PARCEL A (S-3)
IN OR 2007/1398
PINE KNOLL SUB PB 4/5

WORLEY ADAM C
44113 ANN DR
CALLAHAN, FL 32011

**2023**

**04-1N-25-2800-000A-0030**

## NASSAU COUNTY PROPERTY



## 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 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

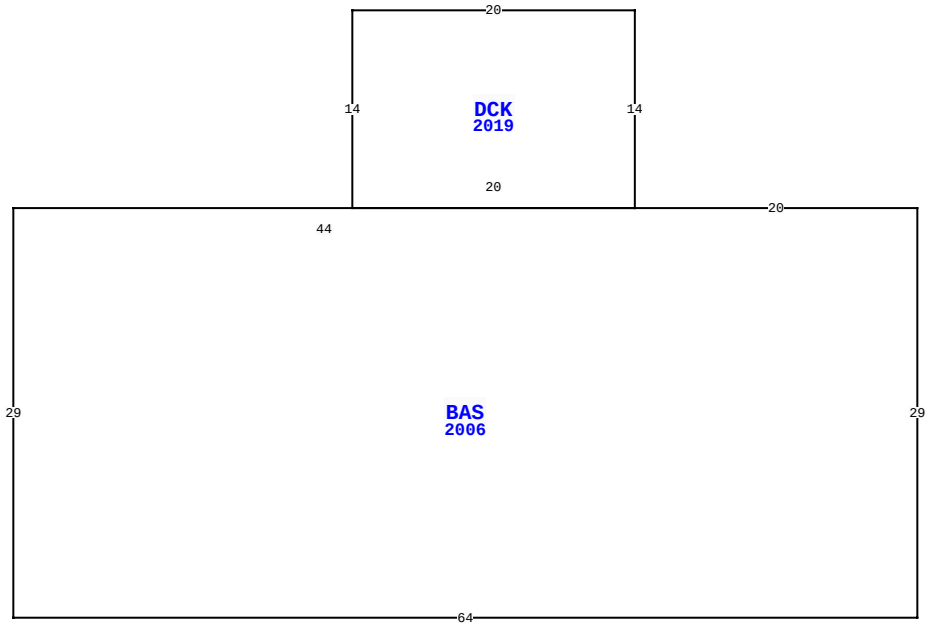
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,856 | 100 | 1,856 | 132,503 |
| DCK | 280 | 10 | 28 | 1,999 |
| TOTALS | 2,136 | | 1,884 | 134,501 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 1,884 | 102.9000 | 77.18 | 145,407 | 2006 | 2006 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SFR MODULR – 100% - 2016 Heated Area: 1856 HX Base Yr 2016




44113 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 | | 134,501 |
| TOTAL MARKET OB/XF VALUE | | 5,650 |
| TOTAL LAND VALUE - MARKET | | 32,200 |
| TOTAL MARKET VALUE | | 172,351 |
| SOH/AGL Deduction | | 65,440 |
| ASSESSED VALUE | | 106,911 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 56,911 |
| TOTAL JUST VALUE | | 172,351 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 150,919 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E17340 | ELEC OTHER | 0 | 05/01/2006 |
| M11575 | MECH OTHER | 0 | 05/01/2006 |
| P11115 | OTHER | 0 | 05/01/2006 |
| C0617515 | CO ISSUED | 0 | 01/01/2006 |
| B0617515 | MH MOVE-ON | 0 | 01/01/2006 |
| B11890 | GARAGE | 12,672 | 10/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2007/1398 | 9/25/2015 | SW | U | I | 12 | 95,000 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: WORLEY ADAM C | | | | | | |
| 2007/1382 | 9/15/2015 | SW | U | I | 12 | 100 |
| GRANTOR: FIRST FEDERAL BANK OF | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W20 DCK=[YR=2019] N14 W20 S14 E20$ W44 S29 E64 N29$.

## 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 | 16 | 16 | 256.00 | SF | 19.25 | 19.25 | 100 | 2003 | 2003 | 3 | 36 | 1,774 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 16 | 8 | 128.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 36 | 691 | |
| 5 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 91 | 3,185 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,650

| 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 | 0.92 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 32,200 | | | | | | | |

REVIEW DATE 02/28/2020 BY KBP Total Acres: 0.92 Total Land Value: 32,200 Market: 0 Agricultural: 0 Common: 32,200 PRINTED 08/02/2023 BY SYS