LOTS 82 & 81
IN OR 1435/1547
EX S-1 OF LOT 81

HARRIS SHERRY
44376 CAULKINS DR
CALLAHAN, FL 32011

2023

06-1N-25-199S-0082-0000

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

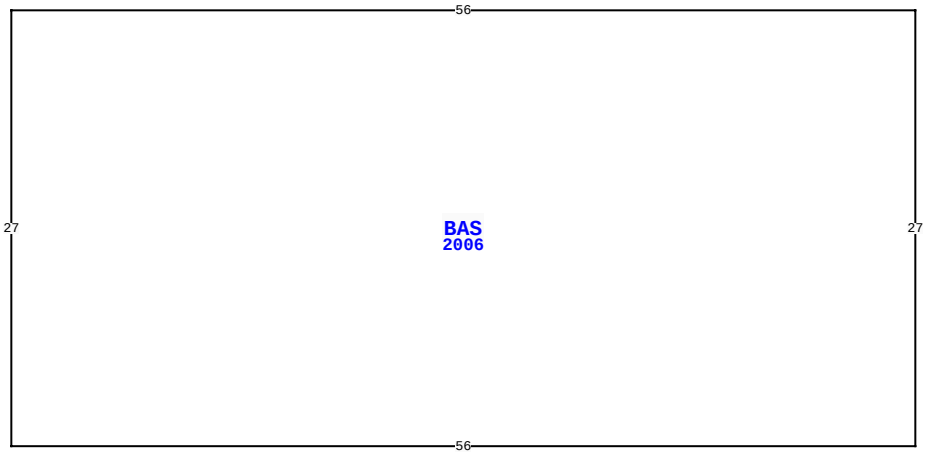
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	114,489
TOTALS	1,512		1,512	114,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,512	109.1400	81.86	123,772	2006	2006	0	0	0	7.50	92.50

1 SFR MODULR – 0% - 0 Heated Area: 1512 HX Base Yr



44376 CAULKINS DR, CALLAHAN

BLD DATE	03/08/2006 KW	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	114,489
TOTAL MARKET OB/XF VALUE	1,404
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	195,893
SOH/AGL Deduction	41,538
ASSESSED VALUE	154,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,355
TOTAL JUST VALUE	195,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18718	CO ISSUED	0	11/01/2006
B18718	NEW CONSTR	0	11/01/2006
E18311	ELEC OTHER	0	11/01/2006
M12224	MECH OTHER	0	11/01/2006
P11753	OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1435/1547	8/08/2006	WD	Q	V		20,000

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: HARRIS SHERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S27 E56 N27$.

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	0	12	10	120.00	SF	20.10	20.10	100	2007	2007	3	35	844	
2	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2008	2008	3	40	144	
3	1242	WD DECK A	0	0	8	13	104.00	SF	10.00	10.00	100	2008	2008	3	40	416	

LAND DESCRIPTION

TOTAL OB/XF 1,404

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	000100	C	SFR	0	0005	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 05/09/2017 BY KBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS