

MEEKS LUCKY R
44049 CAULKINS DR
CALLAHAN, FL 32011

2023

06-1N-25-199S-0160-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0800021,704117.200082.04139,7962001200100050.0050.00

Exterior Wall Roof StructurRoof CoverInterior WallInterior WallInterior FlooInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrame StoriesUnitsQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

30VINYL 10003GABLE/HIP 10005DRYWALL 8004PLYWOOD 2014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003100210002WOOD FRAME 1001.1.100010003Quality Level 030200MOBILE HOME

MKT AREA08

8007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUEBAS1,6701001,67068,504FOP11230341,395

TOTALS1,7821,70469,898

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100200120013861,720

20940SHEDS/POROT01009984.00SF13.2013.2010020012001320222

30351CARPORT MT01002018360.00SF10.0010.00100201220123602,160

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000005OR0.000.002.00LT1.001.001.0040,000.0040,000.0080,000

REVIEW DATE09/23/2019BYKBA

Total Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% CONDDOR CODEMAP NUMNEIGHBORHOOD/LOC

0800021,704117.200082.04139,7962001200100050.0050.00

M/H 94+ - 100% - 2010Heated Area: 1670HX Base Yr 2010

BLD DATEXF DATEINC DATE

44049 CAULKINS DR, CALLAHAN

LGL DATELAND DATEAG DATE

05/26/2023MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE69,898TOTAL MARKET OB/XF VALUE4,102TOTAL LAND VALUE - MARKET80,000TOTAL MARKET VALUE154,000SOH/AGL Deduction91,654ASSESSED VALUE62,346TOTAL EXEMPTION VALUEHX HB37,346BASE TAXABLE VALUE25,000TOTAL JUST VALUE154,000NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE112,554

SALES DATA

OFF RECORD NumberDATETYPIINSTQU / I V / IRSN CD SALE PRICE

1780/10772/28/2012QC U I I11100GRANTOR: KELLEY MONA MGRANTEE: MEEKS SARA K & LUCK1669/03843/25/2010QC U I I1157,000GRANTOR: MEEKS SARA K & MONA MGRANTEE: MEEKS SARA K ETAL

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W8 BAS=[YR=2001] W58 S27 E66 N13 W8 N14\$ S14 E8 N14\$.