

PT OF LOT 17
IN OR 2211/514
R223954 & R223955

FLACK DARRELL & CYNTHIA C
447310 HWY 301
CALLAHAN, FL 32011

2023

11-1N-24-2180-0017-0020



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 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	06	DIST 1D 100

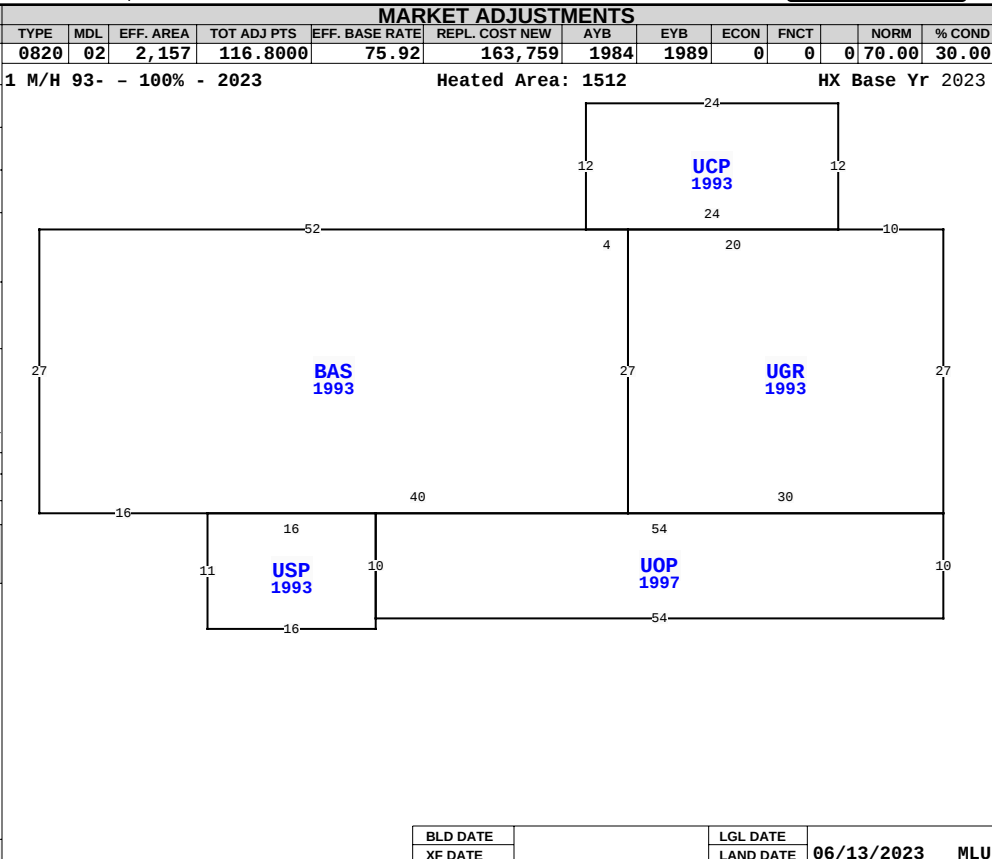
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	34,437
UCP	288	20	58	1,321
UGR	810	45	364	8,291
UOP	540	25	135	3,075
USP	176	50	88	2,004
TOTALS	3,326		2,157	49,128

L N	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	0681	POLE SHED	0 100	48	21	1,008.00	SF	15.00	15.00	100	1980	1980	3	20	3,024	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
3	0510	GARAGE WD-	0 100	36	21	756.00	SF	25.90	25.90	100	1990	1990	3	20	3,916	
4	0811	CONCRETE B	0 100	20	26	520.00	SF	5.20	5.20	100	1984	1984	3	47	1,271	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	2.77	AC		1.00	1.00	0.80	30,000.00	24,000.00	66,480							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 2.77 Total Land Value: 66,480 Market: 0 Agricultural: 0 Common: 66,480 PRINTED 08/02/2023 BY SYS



447310 US HWY 301, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				49,128	
TOTAL MARKET OB/XF VALUE				10,241	
TOTAL LAND VALUE - MARKET				66,480	
TOTAL MARKET VALUE				125,849	
SOH/AGL Deduction				0	
ASSESSED VALUE				125,849	
TOTAL EXEMPTION VALUE		HX HB VX		55,000	
BASE TAXABLE VALUE				70,849	
TOTAL JUST VALUE				125,849	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				90,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970565	REPAIR/RRF	8,000	02/01/1997
6319	XF0B	2,416	02/27/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2228/0948	10/06/2017	FJ	U	I	11	0	
GRANTOR: TAYLOR EDGAR M EST							
GRANTEE: HODGES SHEILA C ET							
2211/0514	6/22/2018	WD	Q	I	01	70,000	
GRANTOR: TAYLOR STEVE T ET AL							
GRANTEE: FLACK DARRELL & CYN							

BUILDING NOTES			
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BUILDING DIMENSIONS			
UGR=[YR=1993] W10 UCP=[YR=1993] N12 W24 S12 BAS=[YR=1993] W52 S27 E16 USP=[YR=1993] S11 E16 N1 UOP=[YR=1997] E54 N10 W54 S10\$ N10 W16\$ E40 N27 W4\$ E24\$ W20 S27 E30 N27\$.			