PT NE1/4 IN OR 2632/1184 &
ESMT OR 1591/452
(EX ESMT OR 1462/984)

JOHNS CASON LOGAN ET AL/HUTCHESON HALEIGH
44007 SQUIRREL WAY
CALLAHAN, FL 32011

2023

16-1N-25-0000-0001-0360

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 60
Interior Floo	08	SHT VINYL 40
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
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

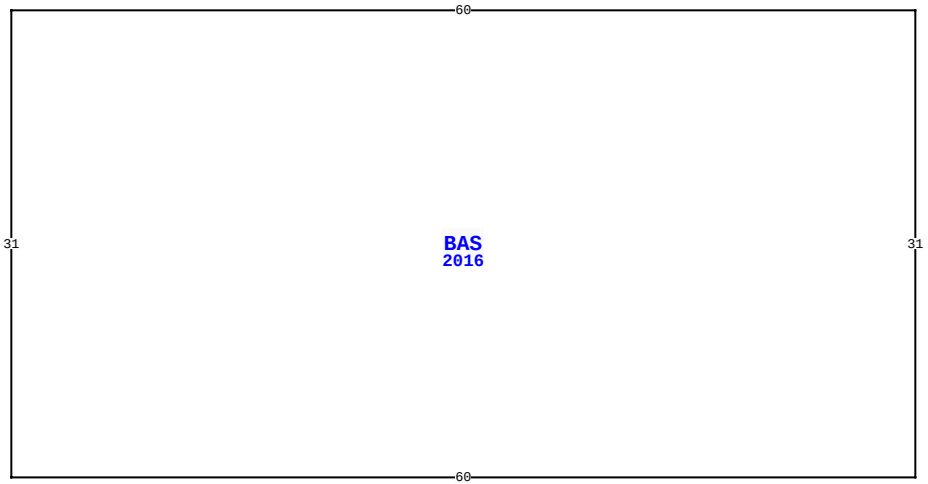
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	98,509
TOTALS	1,860		1,860	98,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0800	02	1,860	116.4000	81.48	151,553	2016	2016	0	0	25	10.00	65.00

2 M/H 94+ – 100% - 2020 Heated Area: 1860 HX Base Yr 2020



44007 SQUIRREL WAY, CALLAHAN

BLD DATE	03/12/2008	KWJW
XF DATE	07/27/2007	DJ
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		98,509
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		137,009
SOH/AGL Deduction		34,103
ASSESSED VALUE		102,906
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		47,906
TOTAL JUST VALUE		137,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165711	CO ISSUED	0	03/22/2016
MH165711	MH MOVE-ON	0	02/01/2016
C4880	CO ISSUED	0	12/01/2006
E18519	ELEC OTHER	0	12/01/2006
MH4880	MH MOVE-ON	0	12/01/2006
M12313	MECH OTHER	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/1184	4/14/2023	WD	Q	I	01	220,000
GRANTOR: MCSWAIN MARCI ET AL						
GRANTEE: JOHNS CASON LOGAN E						
2630/219	4/05/2023	FJ	U	I	11	0
GRANTOR: ADAMS MARY C EST						
GRANTEE: MCSWAIN MARCI ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S31 E60 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,500							

REVIEW DATE 03/24/2022 BY HSA Total Acres: 1.10 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/02/2023 BY SYS