BLOCK 1 PT OF LOT 5
IN OR 2000/367
HILLS AT THOMAS CREEK PB 5/65

COBB REBECCA & JAMES
43193 WINDING LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0001-0051

BUILDING CHARACTERISTICS

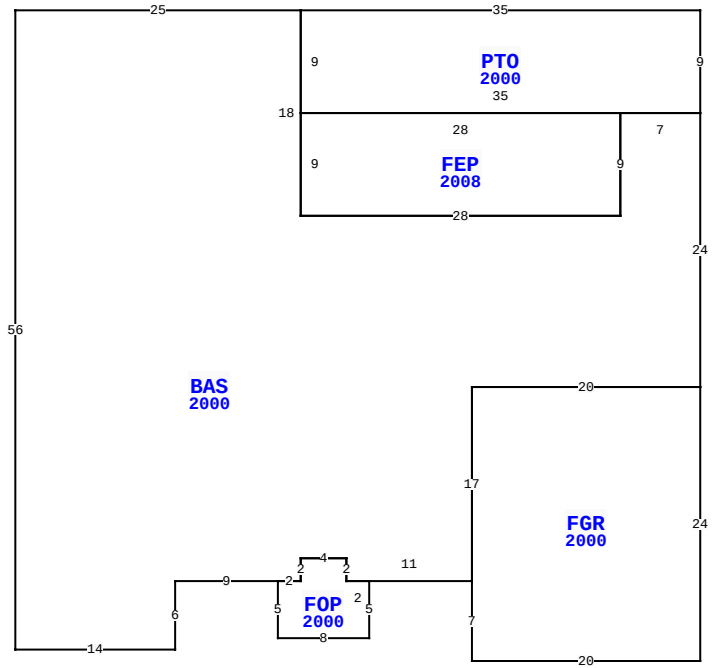
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100	2,169	206,811
FEP	252	80	202	19,260
FGR	480	55	264	25,172
FOP	48	30	14	1,335
PTO	315	5	16	1,526
TOTALS	3,264		2,665	254,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,665	96.1632	114.19	304,316	2000	2000	0	0	0	16.50	83.50

2 SNGL FAM – 100% - 2016 Heated Area: 2169 HX Base Yr 2016



43193 WINDING LN, CALLAHAN

BLD DATE	10/10/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		254,104
TOTAL MARKET OB/XF VALUE		23,005
TOTAL LAND VALUE - MARKET		85,760
TOTAL MARKET VALUE		362,869
SOH/AGL Deduction		124,397
ASSESSED VALUE		238,472
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,472
TOTAL JUST VALUE		362,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21590	GARAGE	9,225	07/01/2008
B996440	NEW CONSTR	102,233	10/01/1999
E996349	NEW CONSTR	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2000/0367	8/26/2015	WD	Q	I	01	242,600
GRANTOR: FOUNTAIN RAY & SHIRLE						
GRANTEE: COBB REBECCA & JAME						
1007/1321	9/13/2001	WD	U	I	07	100
GRANTOR: TURNER DEBORAH GILL						
GRANTEE: FOUNTAIN RAY & SHIR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W35 BAS=[YR=2000] W25 S56 E14 N6 E9
FOP=[YR=2000] S5 E8 N5 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E11
FGR=[YR=2000] S7 E20 N24 W20 S17$ N17 E20 N24 W7
FEP=[YR=2008] W28 S9 E28 N9$ S9 W28 N18$ S9 E35 N9$.

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	0812	CONCRETE C	0	100	0	0	1,352.00	SF	4.00	4.00	100	2000	2000	3	80	4,326	
2	0940	SHEDS/PORT	0	100	14	14	196.00	SF	30.00	30.00	100	2000	2000	3	20	1,176	
3	0803	ASPHALT C	0	100	0	0	4,105.00	SF	0.80	0.80	100	2007	2007	3	62	2,036	
4	0510	GARAGE WD-	0	100	25	24	600.00	SF	35.00	35.00	100	2008	2008	3	56	11,760	
5	0811	CONCRETE B	0	100	33	24	792.00	SF	5.20	5.20	100	2008	2008	3	90	3,707	

LAND DESCRIPTION

TOTAL OB/XF 23,005

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	0005		0.00	0.00	5.36	AC		1.00	1.00	1.00	16,000.00	16,000.00	85,760							

REVIEW DATE 03/03/2020 BY TWA Total Acres: 5.36 Total Land Value: 85,760 Market: 0 Agricultural: 0 Common: 85,760 PRINTED 08/02/2023 BY SYS