BLOCK 1 LOTS PT OF 1 & 2
IN OR 2108/1933
(EX PT LOT 2 OR 1919/1397)

TEAGUE GYPSEY ELAINE/ROBERSON MARLA K
PO BOX 980
CALLAHAN, FL 32011

2023

31-2N-25-2920-0001-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

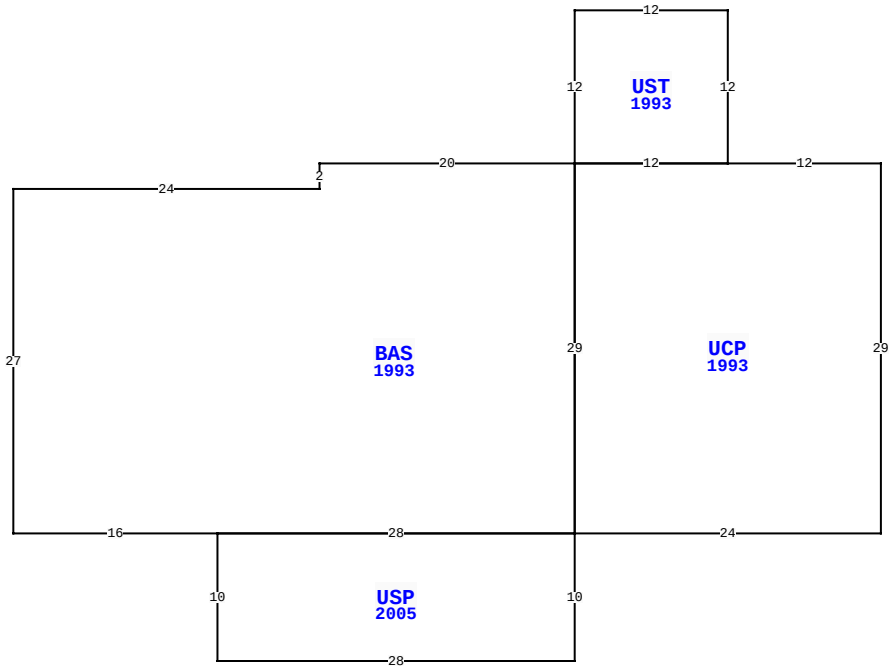
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100	1,228	95,141
UCP	696	20	139	10,769
USP	280	30	84	6,508
UST	144	45	65	5,036
TOTALS	2,348		1,516	117,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,516	110.7720	99.97	151,555	1972	1977	0	0	0	22.50	77.50

1 SINGLE FAM – 0% - 0 Heated Area: 1228 HX Base Yr



44235 FLYNN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	141,561
TOTAL MARKET OB/XF VALUE	22,062
TOTAL LAND VALUE - MARKET	57,096
TOTAL MARKET VALUE	220,719
SOH/AGL Deduction	19,448
ASSESSED VALUE	201,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,271
TOTAL JUST VALUE	220,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006941	XFOB	27,552	11/01/2017
17006380	REPAIR/RRF	10,000	10/01/2017
4498	CHNGE SRVC	0	09/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2108/1933	3/22/2017	WD	Q	I	02	125,000
GRANTOR: BURRIS CECIL R						
GRANTEE: TEAGUE GYPSEY ELAIN						
1334/0135	7/18/2005	WD	Q	I		170,000
GRANTOR: HOWELL JERRY & NANCY						
GRANTEE: BURRIS CECIL R & HE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W12 UST=[YR=1993] N12 W12 S12 E12 $ W12
BAS=[YR=1993] W20 S2 W24 S27 E16 USP=[YR=2005] S10 E28 N10
W28 $ E28 N29 $ S29 E24 N29 $.

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	0510	GARAGE WD-	0	0	0	0	856.00	SF	35.00	35.00	100	1981	1981	3	20	5,992	
2	0681	POLE SHED	0	0	11	20	220.00	SF	15.00	15.00	100	1994	1994	3	23	759	
3	0681	POLE SHED	0	0	11	20	220.00	SF	15.00	15.00	100	1989	1989	3	20	660	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
5	0940	SHEDS/PORT	0	0	12	20	240.00	SF	19.50	19.50	100	1997	1997	3	20	936	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1987	1987	3	100	6,000	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1987	1987	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 22,062

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	0			0.00	0.00	4.88	AC		1.00	1.00	0.65	18,000.00	11,700.00	57,096							

REVIEW DATE 01/16/2018 BY KBX Total Acres: 4.88 Total Land Value: 57,096 Market: 0 Agricultural: 0 Common: 57,096 PRINTED 08/02/2023 BY SYS

BLOCK 1 LOTS PT OF 1 & 2
IN OR 2108/1933
(EX PT LOT 2 OR 1919/1397)

TEAGUE GYPSEY ELAINE/ROBERSON MARLA K
PO BOX 980
CALLAHAN, FL 32011

2023

31-2N-25-2920-0001-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

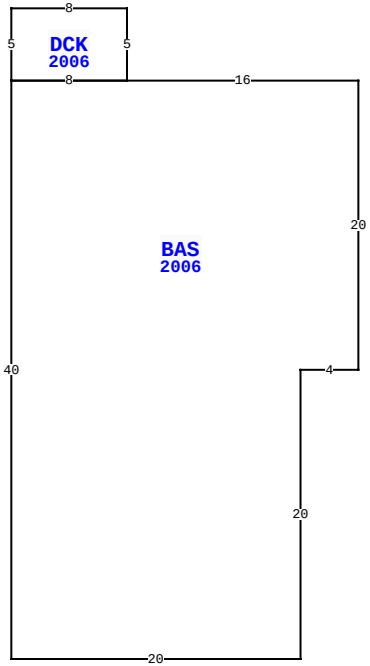
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	02	WALL BOARD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	23,997
DCK	40	10	4	109
TOTALS	920		884	24,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	884	74.0000	37.00	32,708	1981	1981	0	0	0	26.30	73.70

2 ACCESORY U – 0% - 0 Heated Area: 880 HX Base Yr



44235 FLYNN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	141,561
TOTAL MARKET OB/XF VALUE	22,062
TOTAL LAND VALUE - MARKET	57,096
TOTAL MARKET VALUE	220,719
SOH/AGL Deduction	19,448
ASSESSED VALUE	201,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,271
TOTAL JUST VALUE	220,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2108/1933	3/22/2017	WD	Q	I	02	125,000
GRANTOR: BURRIS CECIL R						
GRANTEE: TEAGUE GYPSEY ELAIN						
1334/0135	7/18/2005	WD	Q	I		170,000
GRANTOR: HOWELL JERRY & NANCY						
GRANTEE: BURRIS CECIL R & HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 DCK=[YR=2006] N5 W8 S5 E8$ W8 S40 E20 N20 E4 N20$.

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

REVIEW DATE 01/16/2018 BY KBX Total Acres: 4.88 Total Land Value: 57,096 Market: 0 Agricultural: 0 Common: 57,096 PRINTED 08/02/2023 BY SYS