

BLOCK 1 LOT PT OF 3 (S-1)
IN OR 1485/1256
ESMT IN OR 464/196

COOPER ROBERT & JUDY
44145 FLYNN ROAD
CALLAHAN, FL 32011

2023

31-2N-25-2920-0001-0031



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

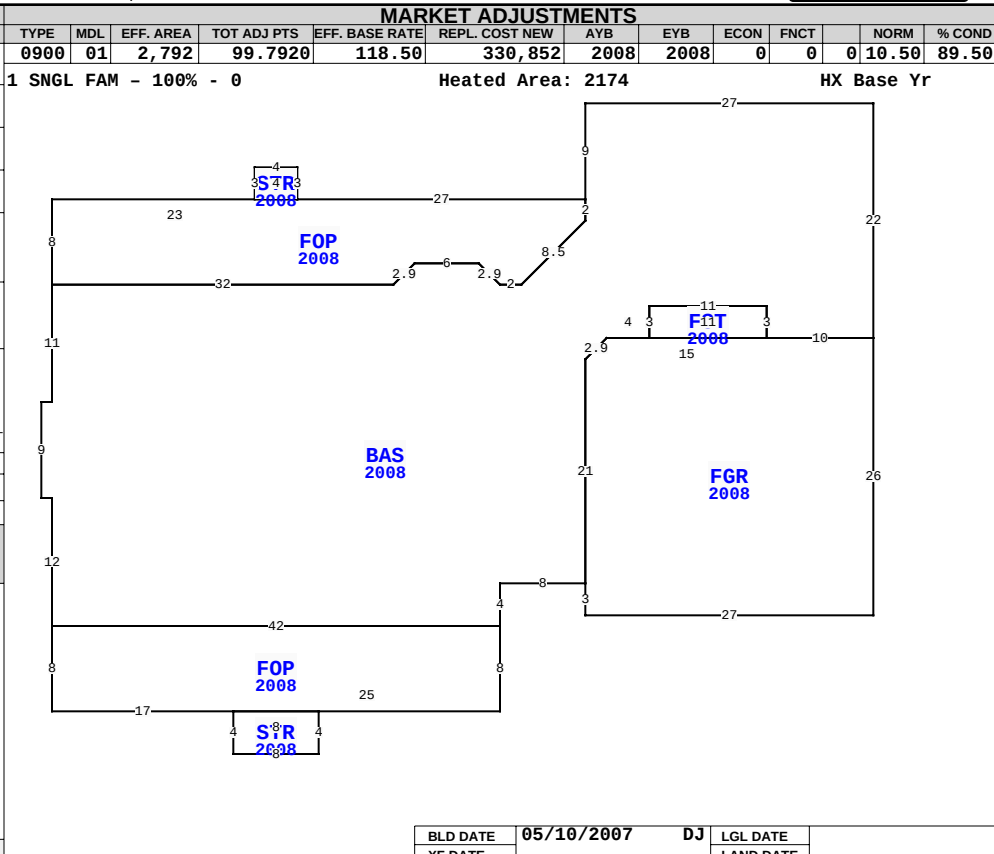
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100	2,174	230,569
FGR	700	55	385	40,833
FOP	336	30	101	10,712
FOP	366	30	110	11,666
FST	33	55	18	1,909
STR	12	10	1	107
STR	32	10	3	319

TOTALS	3,653		2,792	296,113
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	12	46	240.00	SF	15.00	15.00	100	1980
6	0811	CONCRETE B	0 100	0	0	512.00	SF	5.20	5.20	100	1985
7	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008
8	1127	BRICK 8"	0 100	12	4	48.00	SF	5.50	5.50	100	2008
9	0812	CONCRETE C	0 100	0	0	2,634.00	SF	4.00	4.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	4.73	AC	1.00



44145 FLYNN RD, CALLAHAN	BLD DATE 05/10/2007 DJ	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		340,017	
TOTAL MARKET OB/XF VALUE		13,636	
TOTAL LAND VALUE - MARKET		85,140	
TOTAL MARKET VALUE		438,793	
SOH/AGL Deduction		0	
ASSESSED VALUE		438,793	
TOTAL EXEMPTION VALUE		13	438,793
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		438,793	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5376	CO ISSUED	0	11/03/2011
M16580	H/AC	0	10/01/2011
P15021	NEW CONSTR	0	10/01/2011
M13622	MECH OTHER	0	02/01/2008
P12931	OTHER	0	01/01/2008
C20888	CO ISSUED	0	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1256	3/16/2007	WD	U	I	01	65,900
GRANTOR: DELANO SCOTT & TARINA						
GRANTEE: COOPER ROBERT & JUD						
1435/0148	8/04/2006	WD	U	I	11	186,000
GRANTOR: TAYLOR JOHN A & FLORE						
GRANTEE: DELANO SCOTT & TARI						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W27 S9 FOP=[YR=2008] W27 STR=[YR=2008] N3 W4 S3 E4 \$ W23 S8 E32 R2 U2 E6 R2 D2 E2 R6 U6 N2 \$ S2 D6 L6 W2 U2 L2 W6 D2 L2 W32 S11 W1 S9 E1 S12 FOP=[YR=2008] S8 E17 STR=[YR=2008] S4 E8 N4 W8 \$ E25 N8 W42 \$ E42 N4 E8 FGR=[YR=2008] S3 E27 N26 W10 FST=[YR=2008] N3 W11 S3 E11 \$ W15 L2 D2 S21 \$ N21 U2 R2 E4 N3 E11 S3 E10 N22 \$.											

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