

BLOCK 1 LOT PT OF 3 S-2 & E198  
FT OF N210 FT OF LOT 14 S-1  
IN OR 1176/1166

FLYNN JANICE H  
44146 FLYNN ROAD  
CALLAHAN, FL 32011

2023

31-2N-25-2920-0001-0032



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 02 | WALL BOARD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 02 | ROLL COMP 100  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 08 | SHT VINYL 90   |
| Interior Floo            | 14 | CARPET 10      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| 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  | 02   | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

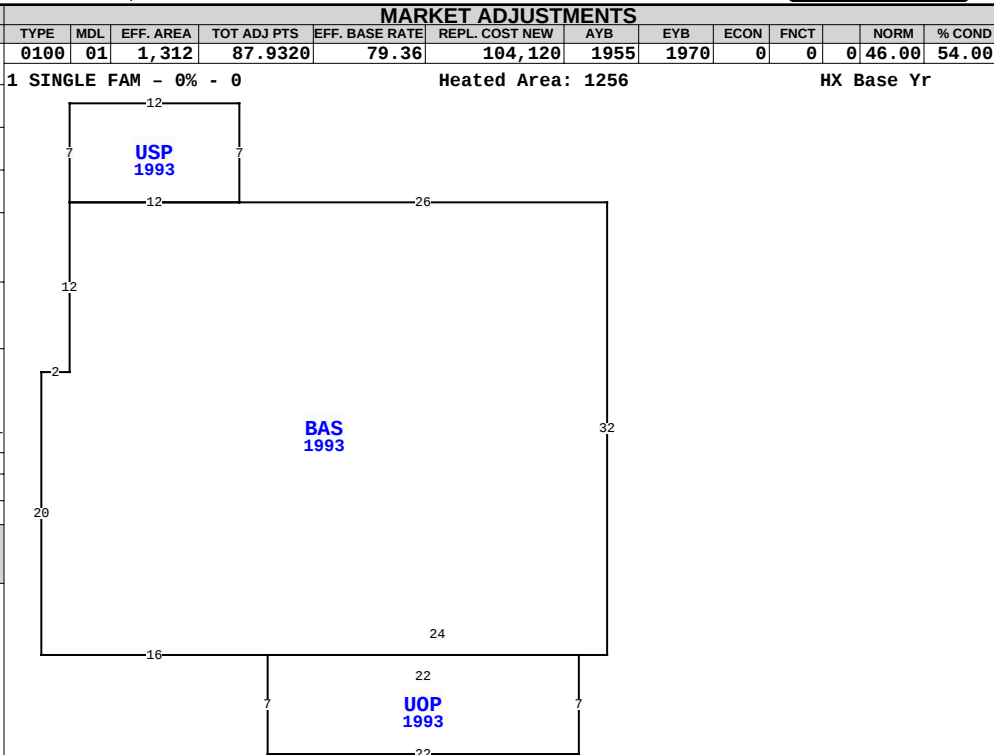
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,256            | 100         | 1,256        | 53,825               |
| UOP       | 154              | 20          | 31           | 1,328                |
| USP       | 84               | 30          | 25           | 1,071                |

|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 1,494 |  | 1,312 | 56,225 |
|--------|-------|--|-------|--------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0940       | SHEDS/PORT  | 0   | 0   | 16 | 10 | 160.00 | SF | 18.30    | 18.30          |       |
| 2              | 0940       | SHEDS/PORT  | 0   | 0   | 12 | 8  | 96.00  | SF | 18.30    | 18.30          |       |
| 3              | 0525       | GAZEBO      | 0   | 0   | 0  | 0  | 1.00   | UT | 5,000.00 | 5,000.00       |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000115   | C   | SFR ACRES            | 0   | 0007 | OR       | 0.00  | 0.00  | 1.13        | AC        |       |



|                          |          |           |
|--------------------------|----------|-----------|
| 44146 FLYNN RD, CALLAHAN | BLD DATE | LGL DATE  |
|                          | XF DATE  | LAND DATE |
|                          | INC DATE | AG DATE   |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 2,584       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 2 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 6              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 69,984      |  |
| TOTAL MARKET OB/XF VALUE  |  | 2,584       |  |
| TOTAL LAND VALUE - MARKET |  | 39,550      |  |
| TOTAL MARKET VALUE        |  | 112,118     |  |
| SOH/AGL Deduction         |  | 15,546      |  |
| ASSESSED VALUE            |  | 96,572      |  |
| TOTAL EXEMPTION VALUE     |  | 0           |  |
| BASE TAXABLE VALUE        |  | 96,572      |  |
| TOTAL JUST VALUE          |  | 112,118     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 101,292     |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B15931     | GARAGE      | 33,264 | 08/01/2005 |
| E15640     | ELEC OTHER  | 600    | 08/01/2005 |
| R08147     | REPAIR/RRF  | 2,000  | 08/01/2005 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1176/1166                      | 10/01/2003 | WD U      | I   | I   | 07     | 100        |  |
| GRANTOR: FLYNN EDITH PULLING E |            |           |     |     |        |            |  |
| GRANTEE: FLYNN WALTER C & JA   |            |           |     |     |        |            |  |
| 1159/1098                      | 8/05/2003  | WD U      | I   | I   | 01     | 9,800      |  |
| GRANTOR: FLYNN EDITH PULLING E |            |           |     |     |        |            |  |
| GRANTEE: FLYNN WALTER C & JA   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W26 USP=[YR=1993] N7 W12 S7 E12\$ W12 S12 W2 S20 E16 UOP=[YR=1993] S7 E22 N7 W22\$ E24 N32 \$. |  |  |  |  |  |  |  |  |  |  |  |

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