BLOCK 2 PT OF LOT 7
PT OR 1916/563
NEWCOMB SUB SOUTH CALLAHAN

JOHNS BRANDY MICHELLE
44096 TULIP TRAIL
CALLAHAN, FL 32011

2023

31-2N-25-2920-0002-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

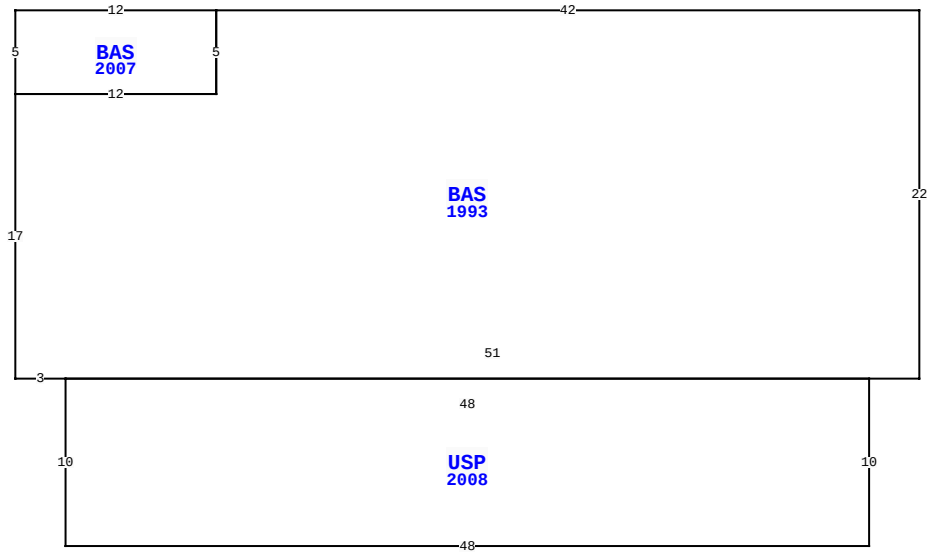
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	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	1,128	100	1,128	88,653
BAS	60	100	60	4,716
USP	480	30	144	11,317
TOTALS	1,668		1,332	104,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	109.2000	98.55	131,269	1965	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1188 HX Base Yr 2017



44096 TULIP TRL, CALLAHAN

BLD DATE	05/29/2008	JW	LGL DATE
XF DATE	05/29/2008	JW	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		104,687
TOTAL MARKET OB/XF VALUE		1,239
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		140,926
SOH/AGL Deduction		57,098
ASSESSED VALUE		83,828
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,828
TOTAL JUST VALUE		140,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95363	REPAIR/RRF	2,200	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1916/0563	5/06/2014	PR	U	I	19	100
GRANTOR: TRIBBITT OLETHA C P/R						
GRANTEE: JOHNS BRANDY MICHEL						
0545/1250	6/21/1988	WD	U	I	10	43,000
GRANTOR: JONES BRYCE & MAXINE						
GRANTEE: HOWARD VERA JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 BAS=[YR=2007] W12 S5 E12 N5$ S5 W12 S17 E3 USP=[YR=2008] S10 E48 N10 W48$ E51 N22$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1993	1993	3	20	480	
2	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1993	1993	3	20	360	
3	0351	CARPORT MT	0	100	16	18	288.00	SF	6.60	6.60	100	2002	2002	3	21	399	

LAND DESCRIPTION

TOTAL OB/XF 1,239

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/06/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS