BLOCK 3 S-1 OF LOTS 23 & 24 &
PARCEL 11-1 OF SEC 36-2N-24
CASE #45-2009-CP-174

LIVELY ANTHONY R/SALIS KIMBERLY (JT/RS)
44310 KINGBIRD DR
CALLAHAN, FL 32011

2023

31-2N-25-2920-0003-0231

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

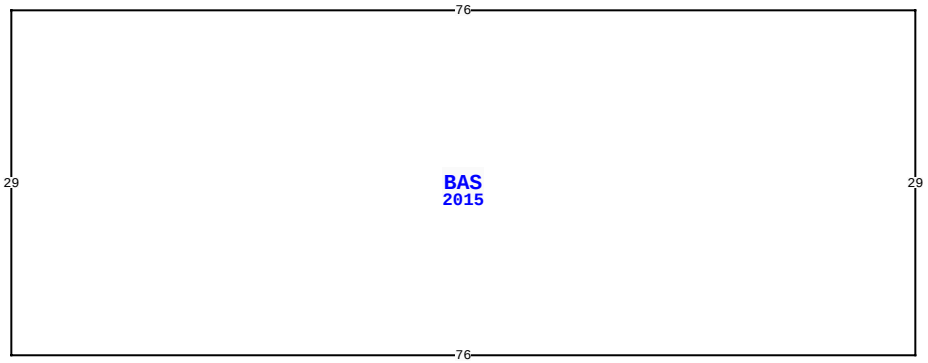
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,204	100	2,204	164,361
TOTALS	2,204		2,204	164,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,204	102.5080	76.88	169,444	2015	2015	0	0	0	3.00	97.00

2 SFR MODULR – 100% - 2016 Heated Area: 2204 HX Base Yr 2016



44310 KINGBIRD DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		202,668
TOTAL MARKET OB/XF VALUE		6,650
TOTAL LAND VALUE - MARKET		130,200
TOTAL MARKET VALUE		339,518
SOH/AGL Deduction		157,646
ASSESSED VALUE		181,872
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,872
TOTAL JUST VALUE		339,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005285	GARAGE	97,464	07/01/2019
B1531268	CO ISSUED	0	11/16/2015
B1531268	MODULAR HM	0	10/01/2015
B25139	DEMOLITION	2,000	09/01/2011
3602	H/AC	2,500	11/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1992/1439	7/21/2015	WD	Q	I	01	38,000
GRANTOR: PEEPLES LISA H						
GRANTEE: LIVELY ANTHONY R &						
1841/0854	2/13/2013	PR	U	I	19	100
GRANTOR: PEEPLES LISA H P/R						
GRANTEE: PEEPLES LISA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S29 E76 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
4	0810	CONCRETE A	0	100	0	0	660.00	SF	6.50	6.50	100	1980	1980	3	35	1,502	
5	0810	CONCRETE A	0	100	0	0	800.00	SF	6.50	6.50	100	2019	2019	3	99	5,148	

LAND DESCRIPTION

TOTAL OB/XF 6,650

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	000102	C	SFR/MH	100		OR	645.00	163.00	2.41	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,350							
2	000115	C	SFR ACRES	100			0.00	0.00	1.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,850							

REVIEW DATE 10/15/2019 BY KB Total Acres: 3.72 Total Land Value: 130,200 Market: 0 Agricultural: 0 Common: 130,200 PRINTED 08/02/2023 BY SYS

BLOCK 3 S-1 OF LOTS 23 & 24 &
PARCEL 11-1 OF SEC 36-2N-24
CASE #45-2009-CP-174

LIVELY ANTHONY R/SALIS KIMBERLY (JT/RS)
44310 KINGBIRD DR
CALLAHAN, FL 32011

2023

31-2N-25-2920-0003-0231

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

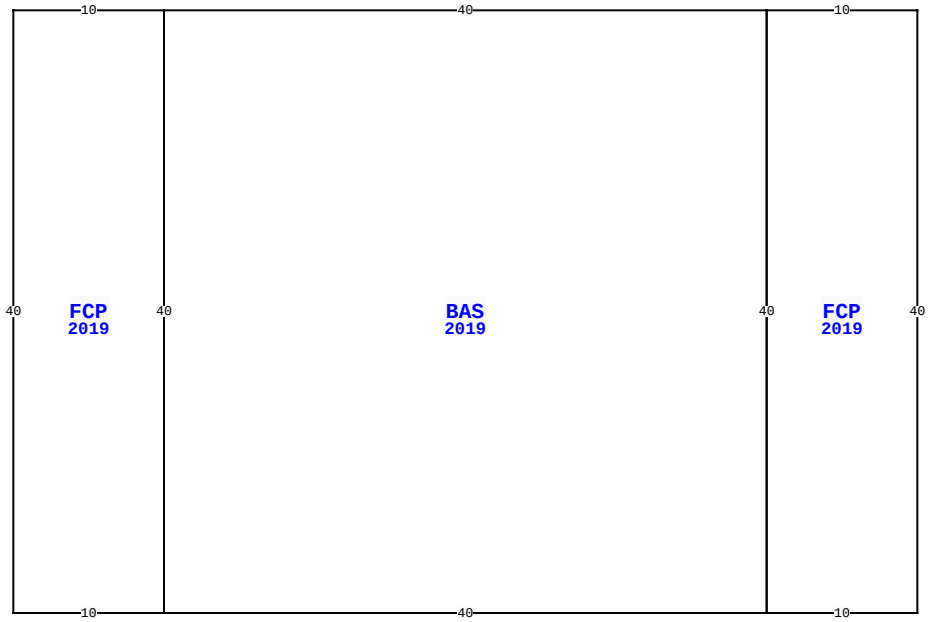
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	34,051
FCP	400	25	100	2,128
FCP	400	25	100	2,128
TOTALS	2,400		1,800	38,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	62.7000	21.94	39,492	2019	2019	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2016 Heated Area: 1600 HX Base Yr 2016



44310 KINGBIRD DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		202,668
TOTAL MARKET OB/XF VALUE		6,650
TOTAL LAND VALUE - MARKET		130,200
TOTAL MARKET VALUE		339,518
SOH/AGL Deduction		157,646
ASSESSED VALUE		181,872
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,872
TOTAL JUST VALUE		339,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1992/1439	7/21/2015	WD	Q	I	01	38,000
GRANTOR: PEEPLES LISA H						
GRANTEE: LIVELY ANTHONY R &						
1841/0854	2/13/2013	PR	U	I	19	100
GRANTOR: PEEPLES LISA H P/R						
GRANTEE: PEEPLES LISA H						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2019] W10 BAS=[YR=2019] W40 FCP=[YR=2019] W10 S40 E10 N40$ S40 E40 N40$ S40 E10 N40$.

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 10/15/2019 BY KB Total Acres: 3.72 Total Land Value: 130,200 Market: 0 Agricultural: 0 Common: 130,200 PRINTED 08/02/2023 BY SYS