BLK 4 PT OF LOT 5
IN OR 1965/1074
NEWCOMB SUB SOUTH CALLAHAN

KISER ALICE/THOMPSON JOSHUA KEITH
44064 COMMANCHEE RD
CALLAHAN, FL 32011

2023

31-2N-25-2920-0004-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

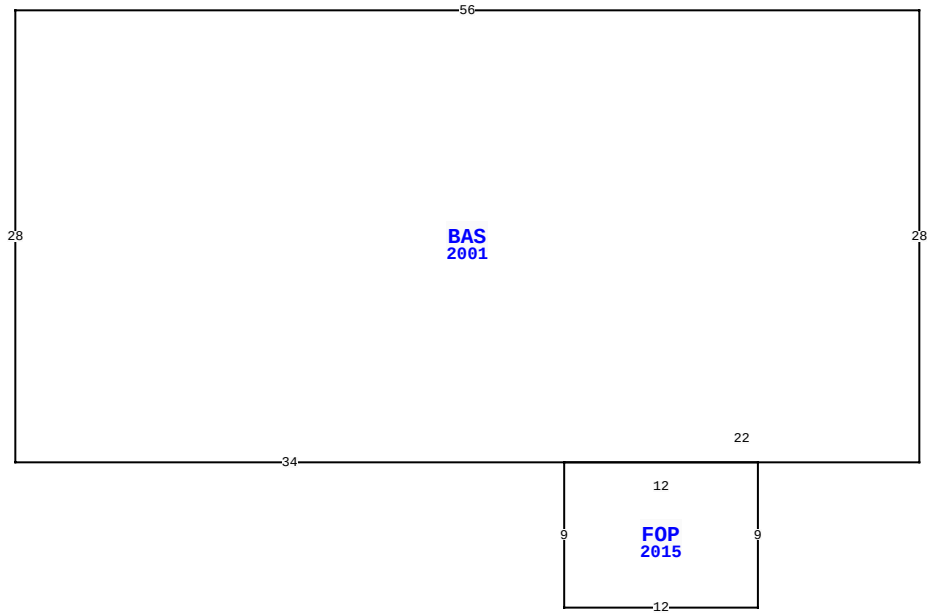
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	32,777
FOP	108	30	32	669
TOTALS	1,676		1,600	33,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,600	107.2000	69.68	111,488	1979	1984	0	0	0	70.00	30.00

4 M/H 93- – 100% - 2015 Heated Area: 1568 HX Base Yr 2015



44064 COMMANCHEE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		33,446
TOTAL MARKET OB/XF VALUE		4,723
TOTAL LAND VALUE - MARKET		44,800
TOTAL MARKET VALUE		82,969
SOH/AGL Deduction		42,348
ASSESSED VALUE		40,621
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		10,621
TOTAL JUST VALUE		82,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22810	NEW CONSTR	0	07/01/2010
M15495	H/AC	0	07/01/2010
P14376	NEW CONSTR	0	07/01/2010
MH5291	MH MOVE-ON	0	07/01/2010
MH992536	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1965/1074	1/27/2014	QC	U	I	11	100
GRANTOR: THOMPSON JOHNNY E JR						
GRANTEE: KISER ALICE & JOSHU						
1899/0458	1/27/2014	QC	U	I	11	100
GRANTOR: THOMPSON JOHNNY E JR						
GRANTEE: KISER ALICE & JOSHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S28 E34 FOP=[YR=2015] S9 E12 N9 W12$ E22 N28$.

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	20	16	320.00	SF	20.10	20.10	100	1980	1980	3	20	1,286	
2	0756	FEP	0	100	24	12	288.00	SF	27.00	27.00	100	1979	1979	3	20	1,555	
3	0756	FEP	0	100	12	8	96.00	SF	27.00	27.00	100	1979	1979	3	20	518	
6	0351	CARPORT MT	0	100	20	22	440.00	SF	10.00	10.00	100	2006	2006	3	31	1,364	

LAND DESCRIPTION

TOTAL OB/XF 4,723

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	1.28	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,800							

REVIEW DATE 12/05/2019 BY KBA Total Acres: 1.28 Total Land Value: 44,800 Market: 0 Agricultural: 0 Common: 44,800 PRINTED 08/02/2023 BY SYS