BLOCK 4 PT OF LOT 5
IN OR 2473/426
(EX OR 1922/1094 &

SPINKS FALLYN H & CODY
44090 APACHE TRL
CALLAHAN, FL 32011

2023

31-2N-25-2920-0004-0053

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

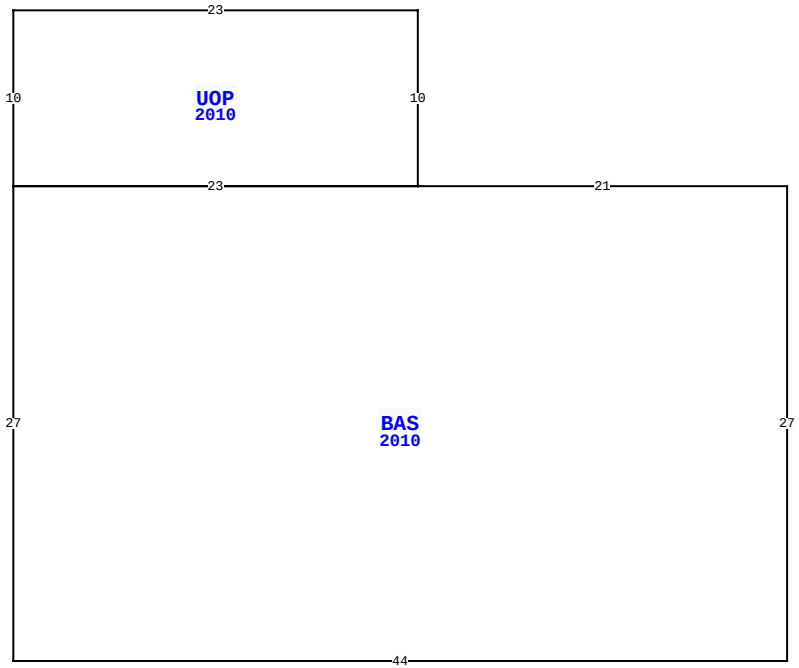
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	117,434
UOP	230	25	58	5,733
TOTALS	1,418		1,246	123,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,246	151.8400	106.29	132,437	2010	2017	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



44090 APACHE TR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	123,166
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,050
TOTAL MARKET VALUE	173,216
SOH/AGL Deduction	19,308
ASSESSED VALUE	153,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,908
TOTAL JUST VALUE	173,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0426	6/18/2021	WD	Q	I	02	185,000
GRANTOR: KISER JOHN EDGAR						
GRANTEE: SPINKS FALLYN H & C						
1682/0849	6/11/2010	QC	U	I	11	100
GRANTOR: THOMPSON VERNITA J &						
GRANTEE: KISER JOHN EDGAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W21 UOP=[YR=2010] N10 W23 S10 E23$ W23 S27 E44 N27$.

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
1	000115	C	SFR ACRES	0			0.00	0.00	1.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	50,050							

REVIEW DATE 04/28/2021 BY KBA Total Acres: 1.43 Total Land Value: 50,050 Market: 0 Agricultural: 0 Common: 50,050 PRINTED 08/02/2023 BY SYS