BLK 4 LOT 11 & PT LOT 6
IN OR 2625/1532
NEWCOMB SUB SOUTH CALLAHAN

FOURES KATRINA
54552 WILBUR JONES RD
CALLAHAN, FL 32011

2023

31-2N-25-2920-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

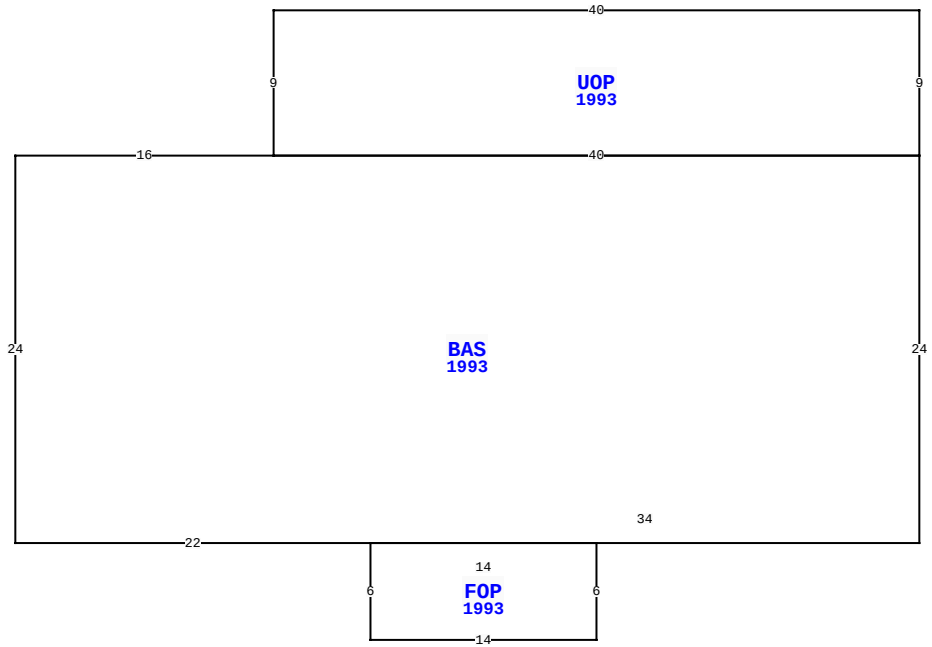
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	29,002
FOP	84	30	25	539
UOP	360	25	90	1,942
TOTALS	1,788		1,459	31,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,459	110.6600	71.93	104,946	1972	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



BLD DATE	02/29/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

40041 WHIPPOORWILL LN, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	83,817
TOTAL MARKET OB/XF VALUE	13,818
TOTAL LAND VALUE - MARKET	178,320
TOTAL MARKET VALUE	169,615
SOH/AGL Deduction	57,853
ASSESSED VALUE	111,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,762
TOTAL JUST VALUE	275,955
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,936

PRCL:0:1: MISC SHEDS = NV
BLDG:2:3: RP: 12430170 & 12430169
BLDG:2:1: DW/MH/ID: 1989 CYPR HML2Y28312644439(A/B
BLDG:1:1: D/W MH 1972 FLEETWOOD _ #R360015 & R3600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7799	MH MOVE-ON	46,000	05/08/1989
5512	NEW CONSTR	66,278	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/1532	3/07/2023	PR	U	I	11	100
GRANTOR: BROWN WALTER O EST						
GRANTEE: FOURES KATRINA						
1033/1817	1/31/2002	WD	Q	I		128,500
GRANTOR: LEE H W & COLLEEN D						
GRANTEE: BROWN WALTER O & SA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W40 S9 BAS=[YR=1993] W16 S24 E22 FOP=[YR=1993] S6 E14 N6 W14$ E34 N24 W40$ E40 N9$.

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
3	0811	CONCRETE B	0	0	0	0	1,902.00	SF	5.20	5.20	100	1991	1991	3	64	6,330	
4	0200	BARN WD 0-	0	0	52	36	1,872.00	SF	20.00	20.00	100	1990	1990	3	20	7,488	

LAND DESCRIPTION

TOTAL OB/XF 13,818

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	005902	A	HARDWOOD SI	0			0.00	0.00	3.77	AC		1.00	1.00	1.00	175.00	175.00	660							
4	006000	A	PAST1/HAY	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	440.00	440.00	1,320							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	6.77	AC		1.00	1.00	1.00	16,000.00	16,000.00	108,320							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 8.77 Total Land Value: 71,980 Market: 108,320 Agricultural: 1,980 Common: 70,000 PRINTED 08/02/2023 BY SYS

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IN OR 2625/1532
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CALLAHAN, FL 32011

2023

31-2N-25-2920-0004-0060

BUILDING CHARACTERISTICS

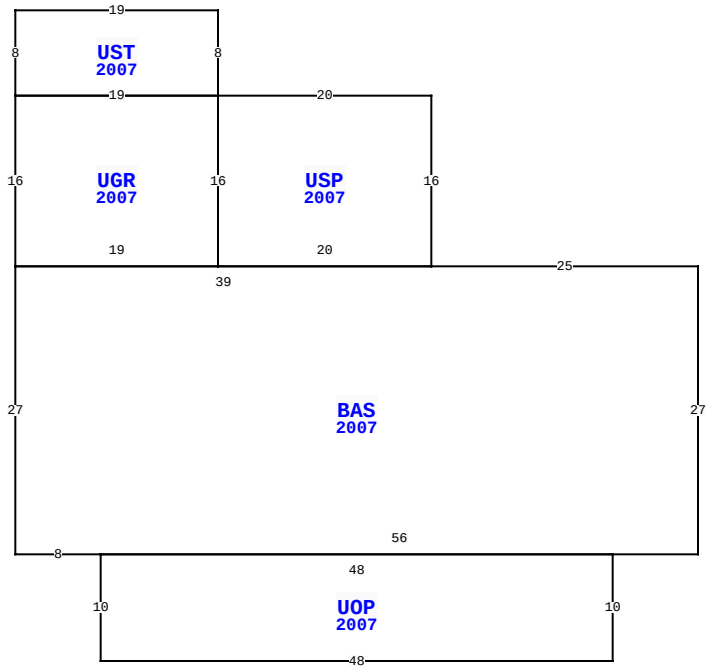
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	40,570
UGR	304	45	137	3,217
UOP	480	25	120	2,817
USP	320	50	160	3,757
UST	152	55	84	1,972
TOTALS	2,984		2,229	52,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,229	120.4000	78.26	174,442	1989	1994	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1728 HX Base Yr



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40041 WHIPPOORWILL LN, CALLAHAN

NASSAU COUNTY PROPERTY

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PREVIOUS YEAR MKT VALUE	145,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: FOURES KATRINA						
1033/1817	1/31/2002	WD	Q	I		128,500
GRANTOR: LEE H W & COLLEEN D						
GRANTEE: BROWN WALTER O & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 USP=[YR=2007] N16 W20 UST=[YR=2007] N8 W19 S8 E19$ UGR=[YR=2007] W19 S16 E19 N16$ S16 E20$ W39 S27 E8 UOP=[YR=2007] S10 E48 N10 W48$ E56 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

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