BLOCK 4 PT OF LOT 6
IN OR 1017/1824
NEWCOMB SUB SOUTH CALLAHAN

DAILEY MISTY
54400 WILBUR ROAD
CALLAHAN, FL 32011

2023

31-2N-25-2920-0004-0061

BUILDING CHARACTERISTICS

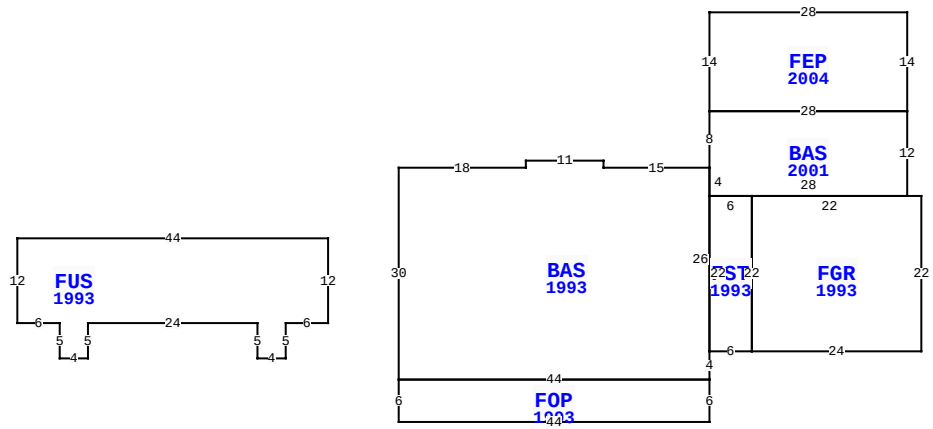
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,331	100	1,331	124,673
BAS	336	100	336	31,472
FEP	392	80	314	29,412
FGR	528	55	290	27,164
FOP	264	30	79	7,400
FST	132	55	73	6,838
FUS	568	100	568	53,204
TOTALS	3,551		2,991	280,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,991	93.9060	111.51	333,526	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 0 Heated Area: 2235 HX Base Yr



44041 WHIPPORWILL LN, CALLAHAN

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

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	0811	CONCRETE B	0	100	0	0	699.00	SF	5.20	5.20	100	1990	1990	3	62	2,254	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
3	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1993	1993	3	20	240	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1995	1995	3	24	1,200	
6	0812	CONCRETE C	0	100	0	0	1,046.00	SF	4.00	4.00	100	2003	2003	3	84	3,515	
7	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2003	2003	3	22	469	
8	0810	CONCRETE A	0	100	18	20	360.00	SF	6.50	6.50	100	2006	2006	3	88	2,059	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		280,162
TOTAL MARKET OB/XF VALUE		12,187
TOTAL LAND VALUE - MARKET		57,050
TOTAL MARKET VALUE		349,399
SOH/AGL Deduction		183,847
ASSESSED VALUE		165,552
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,552
TOTAL JUST VALUE		349,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,411

MISC SHED NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306926	ROOF	12,000	05/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0834	3/13/2023	FJ	U	I	11	0
GRANTOR: BROWN WALTER O EST						
GRANTEE: DAILEY MISTY						
1017/1824	11/05/2001	WD	Q	I		155,000
GRANTOR: LEE H W & COLLEEN D						
GRANTEE: BROWN WALTER & SADI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,-4] W15 N1 W11 S1 W18 S30 E44 N4 N26 $
FUS=[YR=1993;ORIG=-128,18] N12 E44 S12 W6 S5 W4 N5 W24 S5 W4 N5 W6 $
FGR=[YR=1993;ORIG=0,0] W2 W22 S22 E24 N22 $
FEP=[YR=2004;ORIG=-2,-12] N14 W28 S14 E28 $
BAS=[YR=2001;ORIG=-2,0] N12 W28 S8 S4 E28 $
FOP=[YR=1993;ORIG=-74,26] S6 E44 N6 W44 $
FST=[YR=1993;ORIG=-30,22] E6 N22 W6 S22 $
PTR=[ORIG=0,0] N20 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,187

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	0005	OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,050							

REVIEW DATE 08/07/2018 BY KBX Total Acres: 1.63 Total Land Value: 57,050 Market: 0 Agricultural: 0 Common: 57,050 PRINTED 08/02/2023 BY SYS