

BLOCK 2 PT OF LOTS 4 & 5
IN OR 2482/679
NEWCOMB SUB SOUTH CALLAHAN

RODRIGUEZ SERGIO
489 MEMORIAL AVE
SEBASTIAN, FL 32958

2023

32-2N-25-2920-0002-0043



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	1	100
Bathrooms	1	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	476	100	476	8,632
TOTALS	476		476	8,632

L N	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	0752	USP	0	0	8	15	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
4	0940	SHEDS/PORT	0	0	10	8	80.00	SF	19.50	19.50	100	1990	1990	3	20	312	

LAND DESCRIPTION			TOTAL OB/XF 672														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	35,000.00	35,000.00	54,950

REVIEW DATE 01/31/2023 BY KWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	476	93.0000	60.45	28,774	1984	1990	0	0	70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 476 HX Base Yr											
BAS 2001											
44278 NASSAU AVE, 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		8,632		
TOTAL MARKET OB/XF VALUE		672		
TOTAL LAND VALUE - MARKET		54,950		
TOTAL MARKET VALUE		64,254		
SOH/AGL Deduction		0		
ASSESSED VALUE		64,254		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		64,254		
TOTAL JUST VALUE		64,254		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		68,191		
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
7834	MH MOVE - ON	7,500	06/08/1989	

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2490/0430	6/10/2021	WD	U	I	11	100	
GRANTOR: BROWNING DAVID S							
GRANTEE: RODRIGUEZ SERGIO							
2482/0679	6/10/2021	WD	Q	I	05	85,000	
GRANTOR: BROWNING DAVID SHANE							
GRANTEE: RODRIGUEZ SERGIO							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2001] W34 S14 E34 N14\$.																	

Total Acres: 1.57 Total Land Value: 54,950 Market: 0 Agricultural: 0 Common: 54,950 PRINTED 08/02/2023 BY SYS