

WEAVER ALVA K/SMITH KATHY A
44455 COMMANCHEE RD
CALLAHAN, FL 32011

32-2N-25-2920-0002-0066

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

12 CEDAR 80

Exterior Wall

05 AVERAGE 20

Roof Structure

03 GABLE/HIP 100

Roof Cover

01 MINIMUM 100

Interior Wall

05 DRYWALL 100

Interior Floor

09 PINE WOOD 100

Air Condition

01 NONE 100

Heating Type

02 CONVECTION 100

Bedrooms

3 100

Bathrooms

1 100

Frame

02 WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

BUD8 Adjustme

06 DIST 1D 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,202

100

1,202

74,746

BAS

120

100

120

7,462

FEP

160

80

128

7,960

FOP

130

30

39

2,425

TOTALS

1,612

1,489

92,593

EXTRA FEATURES

44455 COMMANCHEE RD, CALLAHAN

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

1 0680

POLE SHED

0 100

20

32

640.00

SF

10.00

10.00

100

1984

1984

3

20

1,280

2 0681

POLE SHED

0 100

28

16

448.00

SF

15.00

15.00

100

1990

1990

3

20

1,344

3 0811

CONCRETE B

0 100

32

16

512.00

SF

5.20

5.20

100

2003

2003

3

84

2,236

4 0811

CONCRETE B

0 100

0

0

716.00

SF

5.20

5.20

100

2003

2003

3

84

3,127

LAND DESCRIPTION

TOTAL OB/XF7,987

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000100

C

SFR

100

0006

OR

0.00

0.00

0.46

AC

1.00

1.00

1.00

35,000.00

35,000.00

16,100

REVIEW DATE

06/02/2017

BY

KBX

Total Acres: 0.46

Total Land Value: 16,100

Market: 0

Agricultural: 0

Common: 16,100

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

010001

1,489

92.8000

83.75

124,704

1962

1968

0

0

25.75

74.25

1 SINGLE FAM - 100% - 0

Heated Area: 1322

HX Base Yr

16

10

16

12

4

6

16

6

28

22

5

26

5

26

34

21

FEP2003

BAS2003

BAS1993

FOP1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

44455 COMMANCHEE RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

92,593

7,987

16,100

116,680

52,350

64,330

39,330

25,000

116,680

0

97,372

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

2478/0082

7/08/2021

QC

U

I

11

100

GRANTOR: WEAVER KATHERN

GRANTEE: SMITH KATHY A & ALV

0700/1029

3/16/1994

QC

U

I

10

15,000

GRANTOR: MADDOX ROBERT J

GRANTEE: WEAVER KATHERN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 BAS=[YR=2003] N6 W16 FEP=[YR=2003] N10 W16 S10 E16\$ W4 S6 E20\$ W20 N6 W12 S22 FOP=[YR=1993] S5 E26 N5 W26\$ E26 S5 E34 N21\$.