

BLOCK 2 PT OF LOT 6 (S-10)
IN OR 2603/736
NEWCOMB SUB SOUTH CALLAHAN

LADIES OF CALLAHAN LLC
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2023

32-2N-25-2920-0002-0610



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	828	100	828	16,889
UCP	460	20	92	1,877
UOP	128	25	32	653
UST	72	55	40	816
TOTALS	1,488		992	20,234

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0940	SHEDS/PORT	0	0	16	20	320.00	SF	15.00	15.00	100	1990	1990
2	0681	POLE SHED	0	0	20	20	400.00	SF	7.50	7.50	100	1990	1990

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	992	104.6000	67.99	67,446	1984	1984	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 2023 Heated Area: 828 HX Base Yr													

44385 COMMANCHEE RD, CALLAHAN										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
320.00	SF	15.00	15.00	100	1990	1990	3	20	960				
400.00	SF	7.50	7.50	100	1990	1990	3	20	600				

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 6												Tax Dist:	
BUILDING MARKET VALUE												20,234	
TOTAL MARKET OB/XF VALUE												1,560	
TOTAL LAND VALUE - MARKET												35,000	
TOTAL MARKET VALUE												56,794	
SOH/AGL Deduction												0	
ASSESSED VALUE												56,794	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												56,794	
TOTAL JUST VALUE												56,794	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												50,343	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2603/0736	11/15/2022	WD	Q	I	05	110,000	
GRANTOR: GORDEN MARY & BARRY B							
GRANTEE: LADIES OF CALLAHAN							
2261/0794	11/18/2018	QC	U	I	11	100	
GRANTOR: GORDEN MARY							
GRANTEE: GORDEN MARY & BARRY							

BUILDING NOTES													

BUILDING DIMENSIONS													
UST=[YR=2003] W12 S6 UCP=[YR=2003] W8 BAS=[YR=1993] W36 S23 E20 UOP=[YR=2003] S8 E16 N8 W16\$ E16 N23\$ S23 E20 N23 W12\$ E12 N6\$.													