LOT 2 (EX S-1 & S-2)
IN OR 933/1862
ESMT OR 1012/1958

MCANALLEN TIMOTHY DAVID EST &/JUEN MARK K
44078 MEADOW BLESSING LANE
CALLAHAN, FL 32011

2023

32-2N-25-4020-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	05	Quality Level 05

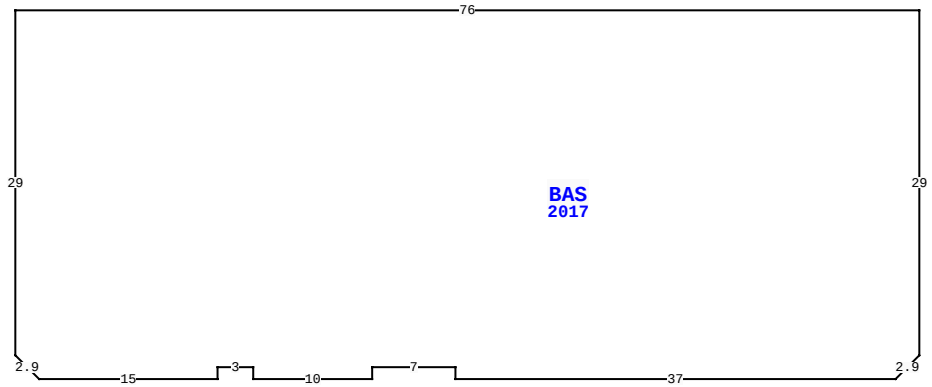
DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100	2,342	130,034
TOTALS	2,342		2,342	130,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,342	146.8800	102.82	240,804	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 33% - 2018 Heated Area: 2342 HX Base Yr 2018



44078 MEADOW BLESSING LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		130,034
TOTAL MARKET OB/XF VALUE		4,798
TOTAL LAND VALUE - MARKET		122,520
TOTAL MARKET VALUE		172,290
SOH/AGL Deduction		57,194
ASSESSED VALUE		115,096
TOTAL EXEMPTION VALUE	HA HAB WX	30,000
BASE TAXABLE VALUE		85,096
TOTAL JUST VALUE		257,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6675	NEW CONSTR	0	04/01/2003
MH	MH MOVE-ON	0	04/01/2003
MH94407	MH MOVE-ON	18,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0933/1862	5/26/2000	WD	U	I	07	100
GRANTOR: WALL HEATHER						
GRANTEE: MCANALLEN TIMOTHY E						
0688/1202	9/17/1993	WD	U	I	07	100
GRANTOR: SAULS C A JR & MARY						
GRANTEE: WALL HEATHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S29 D2 R2 E15 N1 E3 S1 E10 N1 E7 S1 E37 U2 R2 N29$.

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
5	0811	CONCRETE B	0	33	0	0	876.00	SF	5.20	5.20	100	2003	2003	3	84	3,826	
6	0940	SHEDS/PORT	0	33	0	0	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 4,798

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	33	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	4.47	AC		1.00	1.00	1.00	550.00	550.00	2,458							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.47	AC		1.00	1.00	1.00	16,000.00	16,000.00	87,520							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.47 Total Land Value: 37,458 Market: 87,520 Agricultural: 2,458 Common: 35,000 PRINTED 08/02/2023 BY SYS