PT OF LOT 6
IN OR 1927/475
EX ESMT PT OR 1514/1876

SUTTON SHELLY K
44002 BOWIE LANE
CALLAHAN, FL 32011

2023

32-2N-25-4020-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
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	02	Quality Level 02

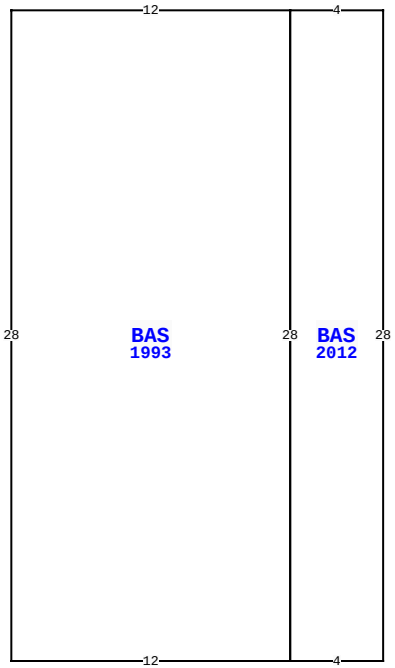
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	336	12,418
BAS	112	100	112	4,139
TOTALS	448		448	16,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	448	70.3000	63.45	28,426	1988	1988	0	0	0	41.75	58.25

1 SINGLE FAM – 0% - 0 Heated Area: 448 HX Base Yr



44002 BOWIE 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	16,558
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,400
TOTAL MARKET VALUE	52,958
SOH/AGL Deduction	0
ASSESSED VALUE	52,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,958
TOTAL JUST VALUE	52,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0475	7/09/2014	QC	U	I	11	100
GRANTOR: BOWEN WILLIAM A						
GRANTEE: SUTTON SHELLY K						
0708/1927	7/13/1994	WD	U	I	01	100
GRANTOR: SUTTON IDA MAE ETAL						
GRANTEE: BOWEN WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W4 BAS=[YR=1993] W12 S28 E12 N28$ S28 E4 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0007	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,400							

REVIEW DATE 07/30/2018 BY KBX Total Acres: 1.04 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 08/02/2023 BY SYS