LOT 5
IN OR 1996/289
RAILROAD ESTATES PB 6/118-119

COX MARY LISA & BRUCE CLEVE
44135 LUCKY LN
CALLAHAN, FL 32011

2023

32-2N-25-5750-0005-0000

BUILDING CHARACTERISTICS

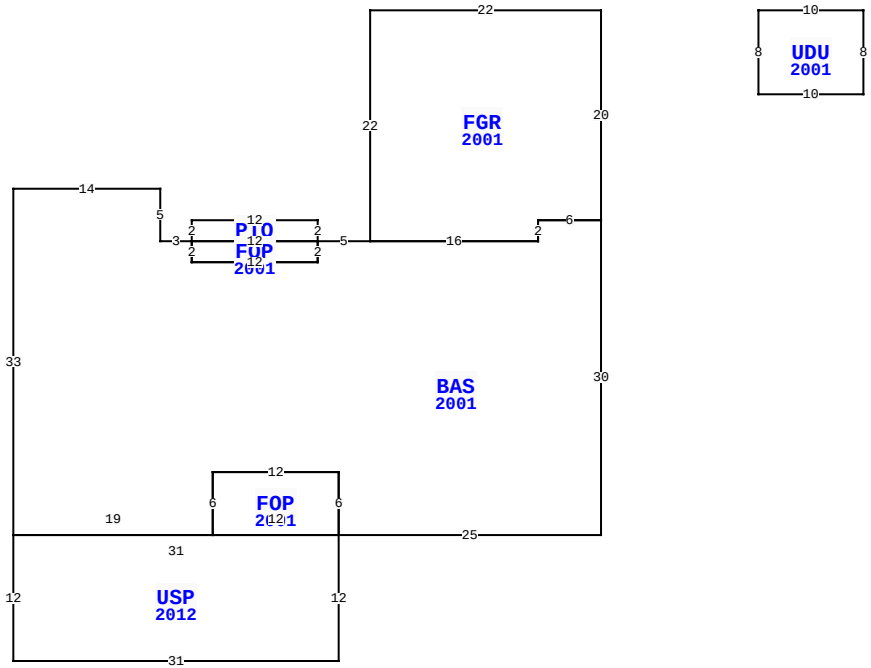
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,554	100	1,554	164,855
FGR	472	55	260	27,582
FOP	24	30	7	742
FOP	72	30	22	2,334
PTO	24	5	1	106
UDU	80	55	44	4,668
USP	372	30	112	11,881
TOTALS	2,598		2,000	212,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,000	99.5400	118.20	236,400	2001	2001	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2016 Heated Area: 1554 HX Base Yr 2016



44135 LUCKY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,169
TOTAL MARKET OB/XF VALUE		4,716
TOTAL LAND VALUE - MARKET		52,850
TOTAL MARKET VALUE		269,735
SOH/AGL Deduction		127,989
ASSESSED VALUE		141,746
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,746
TOTAL JUST VALUE		269,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007123	NEW CONSTR	77,848	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1996/0289	7/31/2015	SW	U	I	12	120,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: COX MARY LISA & BRU						
1970/1288	3/27/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W22 S22 BAS=[YR=2001] W5 PTO=[YR=2001] N2 W12 S2 FOP=[YR=2001] S2 E12 N2 W12 $ E12 $ S2 W12 N2 W3 N5 W14 S33 USP=[YR=2012] S12 E31 N12 FOP=[YR=2001] N6 W12 S6 E12 $ W31$ E19 N6 E12 S6 E25 N30 W6 S2 W16 $ E16 N2 E6 N20 $ PTR= E15 UDU=[YR=2001] E10 S8 W10 N8 $ W15 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2001	2001	3	82	1,706	

LAND DESCRIPTION

TOTAL OB/XF 4,716

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	000100	C	SFR	100	0007		0.00	0.00	1.51	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,850							

REVIEW DATE 08/07/2018 BY KBX Total Acres: 1.51 Total Land Value: 52,850 Market: 0 Agricultural: 0 Common: 52,850 PRINTED 08/02/2023 BY SYS