LOT 7
RAILROAD ESTATES PB 6/118-119

MICULA OVIDIU E & STEPHANIE M
44072 LUCKY LN
CALLAHAN, FL 32011

2023

32-2N-25-5750-0007-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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

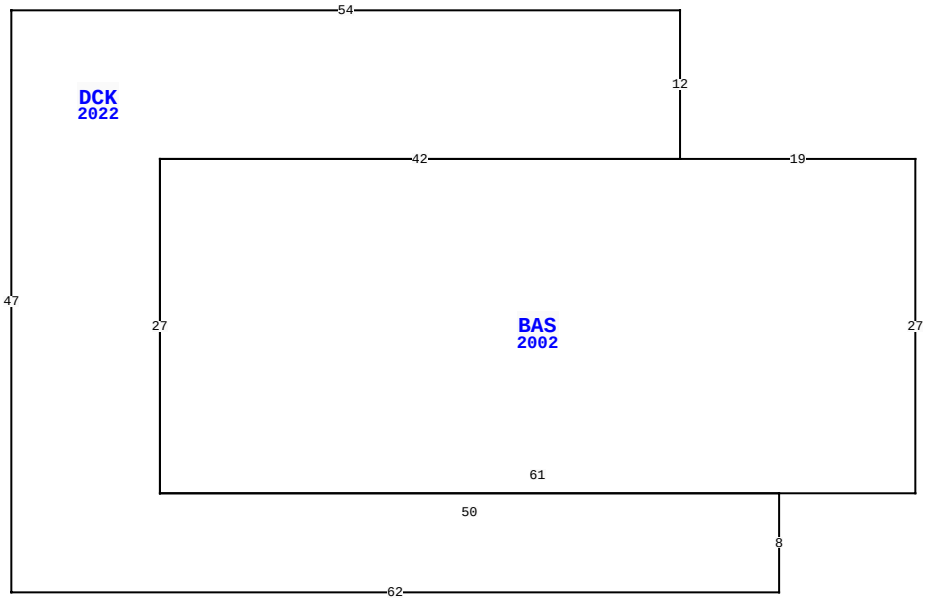
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	149,250
DCK	1,468	15	220	19,936
TOTALS	3,115		1,867	169,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,867	139.2000	97.44	181,920	1999	2017	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2022 Heated Area: 1647 HX Base Yr 2022



44072 LUCKY 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		169,186
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		85,400
TOTAL MARKET VALUE		257,526
SOH/AGL Deduction		35,847
ASSESSED VALUE		221,679
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,679
TOTAL JUST VALUE		257,526
NCON VALUE		19,937
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1129	7/02/2021	WD	Q	I	01	227,000
GRANTOR: ALPINE PROPERTIES LLC						
GRANTEE: MICULA OVIDIU E & S						
2448/0320	3/30/2021	WD	U	I	37	85,000
GRANTOR: RETCHLESS JOHN C JR &						
GRANTEE: ALPINE PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 DCK=[YR=2022] N12 W54 S47 E62 N8 W50 N27 E42$ W42 S27 E61 N27$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	000102	C	SFR/MH	100	0007		0.00	0.00	2.44	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.44 Total Land Value: 85,400 Market: 0 Agricultural: 0 Common: 85,400 PRINTED 08/02/2023 BY SYS