LOT 2
WOODSIDE ESTATES PB 5/391-394

SMITH ALAN T & KIMBERLY ALICE
44080 DANIELLE LANE
CALLAHAN, FL 32011

2023

32-2N-25-7300-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

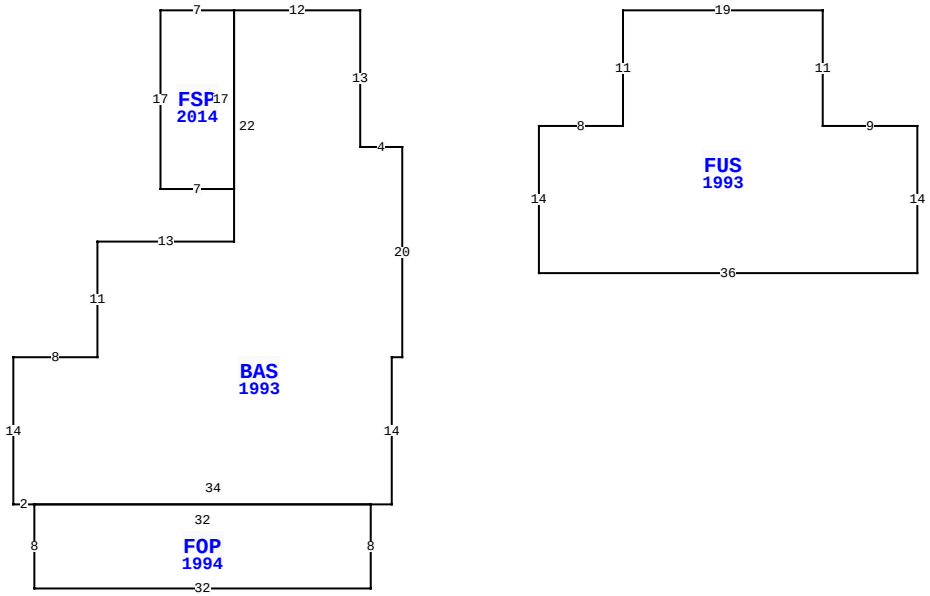
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,123	100	1,123	104,663
FOP	256	30	77	7,177
FSP	119	40	48	4,474
FUS	713	100	713	66,452
TOTALS	2,211		1,961	182,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,961	92.6100	109.97	215,651	1900	1990	0	0	0	15.25	84.75

1 SNGL FAM – 0% - 0 Heated Area: 1836 HX Base Yr



44080 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	227,731
TOTAL MARKET OB/XF VALUE	6,212
TOTAL LAND VALUE - MARKET	168,900
TOTAL MARKET VALUE	402,843
SOH/AGL Deduction	97,285
ASSESSED VALUE	305,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,558
TOTAL JUST VALUE	402,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632179	GARAGE	93,723	04/01/2016
R1313320	REPAIR/RRF	7,370	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2353/0560	4/10/2020	SW	Q	I	01	325,000
GRANTOR: 44080 DANIELLE LANE L						
GRANTEE: SMITH ALAN T & KIMB						
2026/0334	1/29/2016	WD	Q	I	02	265,000
GRANTOR: SELPH ELAINE G						
GRANTEE: 44080 DANIELLE LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=2014] W7 S17 E7 N17$S22 W13 S11 W8 S14 E2 FOP=[YR=1994] S8 E32 N8 W32$ E34 N14 E1 N20 W4 N13$ PTR=E25 FUS=[YR=1993] E19 S11 E9 S14 W36 N14 E8 N11$ W25$.

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
2	0201	BARN WD 10	0	0	42	28	1,260.00	SF	17.00	17.00	100	2000	2000	3	29	6,212	

LAND DESCRIPTION

TOTAL OB/XF 6,212

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	0005	OR	0.00	0.00	11.26	AC		1.00	1.00	1.00	15,000.00	15,000.00	168,900							

REVIEW DATE 02/11/2021 BY KBA Total Acres: 11.26 Total Land Value: 168,900 Market: 0 Agricultural: 0 Common: 168,900 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

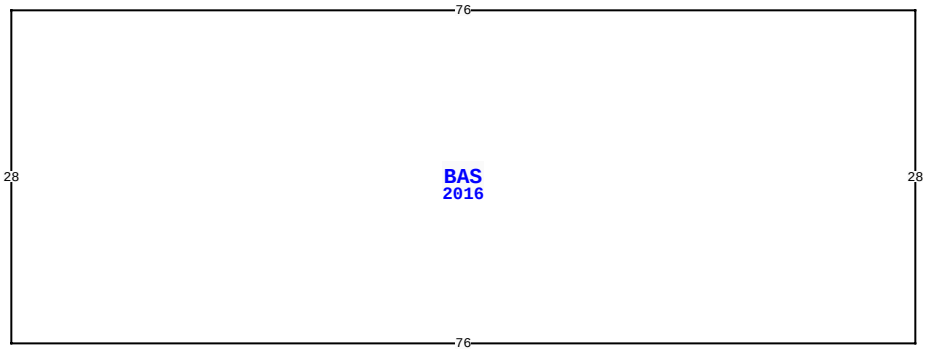
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	44,967
TOTALS	2,128		2,128	44,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,128	64.2390	22.48	47,837	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 0% - 0 Heated Area: 2128 HX Base Yr



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GRANTOR: SELPH ELAINE G						
GRANTEE: 44080 DANIELLE LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S28 E76 N28$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/11/2021 BY KBA Total Acres: 11.26 Total Land Value: 168,900 Market: 0 Agricultural: 0 Common: 168,900 PRINTED 08/02/2023 BY SYS