

PT OF SE1/4 OF SW1/4 OF SW1/4
IN OR 2167/141
ESMT IN OR 361/460

WRIGHT WILLIAM F & PEGGY A
44062 ANDERSON TRAIL
CALLAHAN, FL 32011

2023

36-2N-24-0000-0009-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8001.00

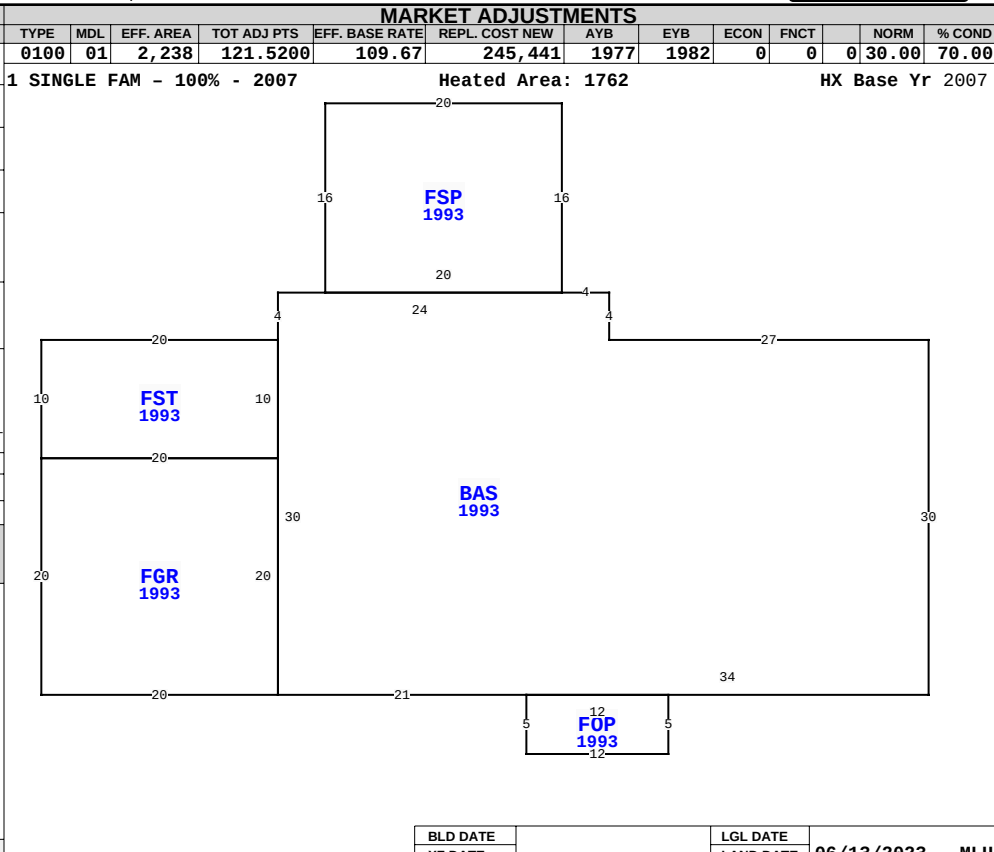
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1,762	135,267
FGR	400	55	220	16,889
FOP	60	30	18	1,382
FSP	320	40	128	9,827
FST	200	55	110	8,445
TOTALS	2,742		2,238	171,809

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
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	21.30	21.30	100	1978	1978	3	20	818	
2	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	15.00	100	1978	1978	3	20	192	
3	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	2006	2006	3	31	1,786	
4	0476	VF 6 SBPL	0 100	0	0	102.00	LF	32.00	32.00	100	2006	2006	3	72	2,350	
5	1242	WD DECK A	0 100	0	0	320.00	SF	10.00	10.00	100	2006	2006	3	31	992	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0005	OR	0.00	0.00	1.22	AC		1.00	1.00	1.10	30,000.00	33,000.00	40,260							



44062 ANDERSON TRL, CALLAHAN

TOTAL OB/XF																	6,138
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TOTAL OB/XF																	6,138
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		171,809
TOTAL MARKET OB/XF VALUE		6,138
TOTAL LAND VALUE - MARKET		40,260
TOTAL MARKET VALUE		218,207
SOH/AGL Deduction		95,058
ASSESSED VALUE		123,149
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,149
TOTAL JUST VALUE		218,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4823	REPAIR/RRF	2,836	04/15/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0141	12/19/2017	QC	U	I	11	100
GRANTOR: WRIGHT PEGGY A & WILL						
GRANTEE: WRIGHT WILLIAM F &						
1388/0768	2/10/2006	WD	Q	I		180,000
GRANTOR: ANDERSON CYNTHIA ANN						
GRANTEE: WRIGHT PEGGY A & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N4 W4 FSP=[YR=1993] N16 W20 S16 E20\$ W24 S4
FST=[YR=1993] W20 S10 FGR=[YR=1993] S20 E20 N20 W20\$ E20
N10\$ S30 E21 FOP=[YR=1993] S5 E12 N5 W12\$ E34 N30\$.