IN OR 2460/1186
EX R/W OR 1025/1461

MARTIN MICHAEL & DENISE T
44333 KINGBIRD DRIVE
CALLAHAN, FL 32011

2023

36-2N-24-0000-0011-0050

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

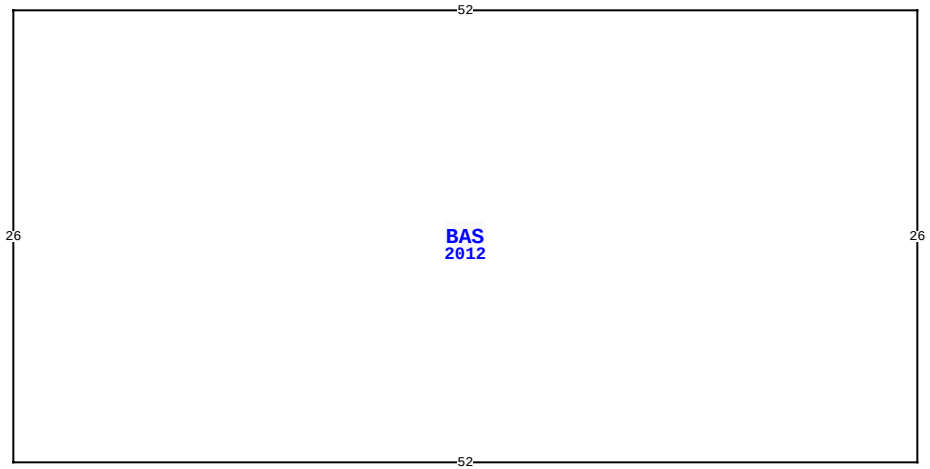
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	122,148
TOTALS	1,352		1,352	122,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	151.8400	106.29	143,704	2005	2015	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 2022 Heated Area: 1352 HX Base Yr 2022



44333 KINGBIRD DR, 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		122,148
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		53,760
TOTAL MARKET VALUE		175,908
SOH/AGL Deduction		0
ASSESSED VALUE		175,908
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		120,908
TOTAL JUST VALUE		175,908
NCON VALUE		122,145
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226584	CARPORT	7,171	11/01/2012
MH5421	CO ISSUED	0	08/10/2012
E25171	ELEC OTHER	0	06/01/2012
M17305	H/AC	0	06/01/2012
B25393	DEMOLITION	2,000	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2460/1186	5/10/2021	WD	Q	I	01	179,900
GRANTOR: OBRIEN MARK & CINDY						
GRANTEE: MARTIN MICHAEL & DE						
1763/1432	10/26/2011	WD	U	I	12	16,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: OBRIEN MARK & CINDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W52 S26 E52 N26$.

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	100	0005	OR	0.00	0.00	2.56	AC		1.00	1.00	0.70	30,000.00	21,000.00	53,760							

REVIEW DATE 04/14/2022 BY TWA Total Acres: 2.56 Total Land Value: 53,760 Market: 0 Agricultural: 0 Common: 53,760 PRINTED 08/02/2023 BY SYS