IN OR 1170/725
ESMT OR 1547/1052
2010 DEST DW/MH

WINDSOR JEFFERY W
44001 KINGBIRD DRIVE
CALLAHAN, FL 32011-1097

**2024**

**01-1N-24-0000-0003-0290**

## 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 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 | 04 | Quality Level 04 |

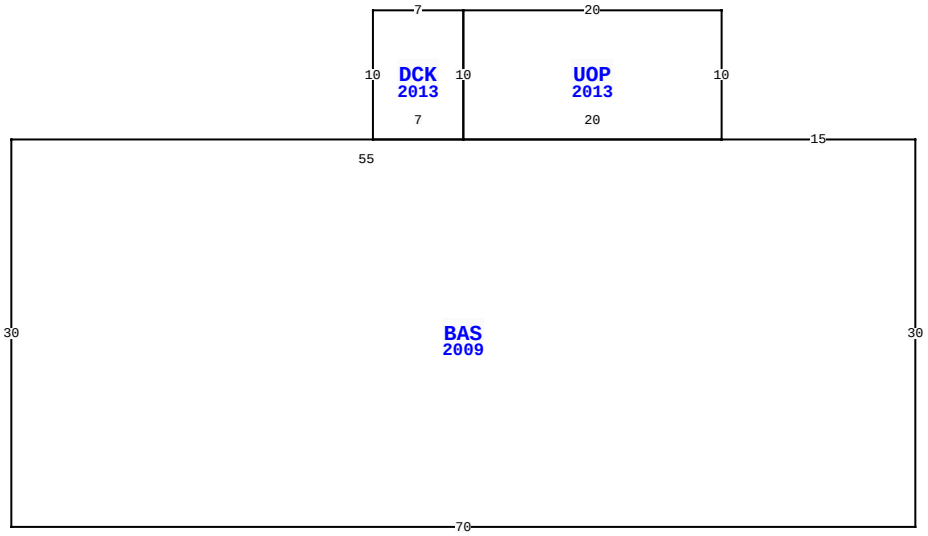
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,100 | 100 | 2,100 | 132,841 |
| DCK | 70 | 15 | 10 | 632 |
| UOP | 200 | 25 | 50 | 3,163 |
| TOTALS | 2,370 | | 2,160 | 136,636 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,160 | 131.7800 | 98.84 | 213,494 | 2009 | 2009 | 0 | 0 | 0 | 36.00 | 64.00 |

2 M/H 94+ – 0% - 0 Heated Area: 2100 HX Base Yr




44001 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 | 136,636 |
| TOTAL MARKET OB/XF VALUE | 3,892 |
| TOTAL LAND VALUE - MARKET | 57,900 |
| TOTAL MARKET VALUE | 198,428 |
| SOH/AGL Deduction | 13,464 |
| ASSESSED VALUE | 184,964 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 184,964 |
| TOTAL JUST VALUE | 198,428 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 193,397 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5217 | CO ISSUED | 0 | 09/28/2009 |
| MH5217 | MH MOVE-ON | 0 | 08/01/2009 |
| M14772 | MECH OTHER | 0 | 08/01/2009 |
| P13904 | OTHER | 0 | 08/01/2009 |
| E0412326 | NEW CONSTR | 0 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1170/0725 | 9/11/2003 | WD | U | V | 01 | 100 |

GRANTOR: HIGGINBOTHAM NORWOOD

GRANTEE: WINDSOR JEFFERY W

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W15 UOP=[YR=2013] N10 W20 DCK=[YR=2013] W7 S10 E7 N10$ S10 E20 $ W55 S30 E70 N30$.

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 12 | 144.00 | SF | 20.10 | 20.10 | 100 | 2004 | 2004 | 3 | 22 | 637 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2009 | 2009 | 3 | 93 | 3,255 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,892

| 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 | 1.93 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 57,900 | | | | | | | |

REVIEW DATE 05/13/2019 BY TWA Total Acres: 1.93 Total Land Value: 57,900 Market: 0 Agricultural: 0 Common: 57,900 PRINTED 08/06/2024 BY SYS