PT OF PARCEL A (S-3)
IN OR 2007/1398
PINE KNOLL SUB PB 4/5

WORLEY ADAM C
44113 ANN DR
CALLAHAN, FL 32011

2024

04-1N-25-2800-000A-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

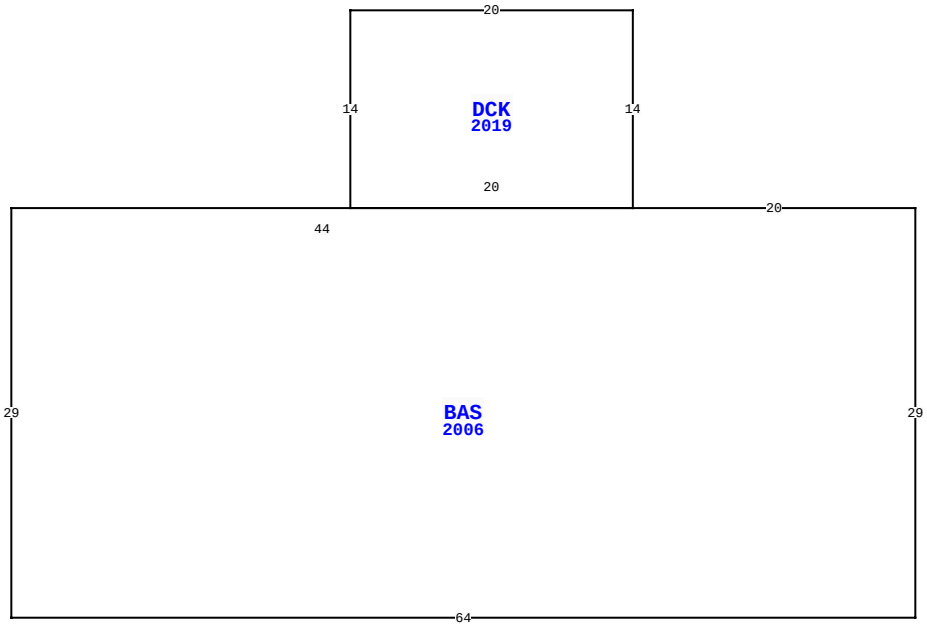
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	140,563
DCK	280	10	28	2,121
TOTALS	2,136		1,884	142,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,884	102.9000	82.32	155,091	2006	2006	0	0	0	8.00	92.00

1 SFR MODULR – 100% - 2016 Heated Area: 1856 HX Base Yr 2016



44113 ANN DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		142,684
TOTAL MARKET OB/XF VALUE		5,341
TOTAL LAND VALUE - MARKET		32,200
TOTAL MARKET VALUE		180,225
SOH/AGL Deduction		70,107
ASSESSED VALUE		110,118
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,118
TOTAL JUST VALUE		180,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17340	ELEC OTHER	0	05/01/2006
M11575	MECH OTHER	0	05/01/2006
P11115	OTHER	0	05/01/2006
C0617515	CO ISSUED	0	01/01/2006
B0617515	MH MOVE-ON	0	01/01/2006
B11890	GARAGE	12,672	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2007/1398	9/25/2015	SW	U	I	12	95,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WORLEY ADAM C						
2007/1382	9/15/2015	SW	U	I	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 DCK=[YR=2019] N14 W20 S14 E20$ W44 S29 E64 N29$.

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	0510	GARAGE WD-	0	100	16	16	256.00	SF	19.25	19.25	100	2003	2003	3	32	1,577	
2	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	2003	2003	3	32	614	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 5,341

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	0005	RM	0.00	0.00	0.92	AC		1.00	1.00	1.00	35,000.00	35,000.00	32,200							

REVIEW DATE 02/28/2020 BY KBP Total Acres: 0.92 Total Land Value: 32,200 Market: 0 Agricultural: 0 Common: 32,200 PRINTED 08/06/2024 BY SYS