

LOT 1
IN OR 1337/446
F/K/A 06-1N-25-2920-0001-0032

ANDRA KARIN
44236 DALES PLACE
CALLAHAN, FL 32011

2024

06-1N-25-0973-0001-0000



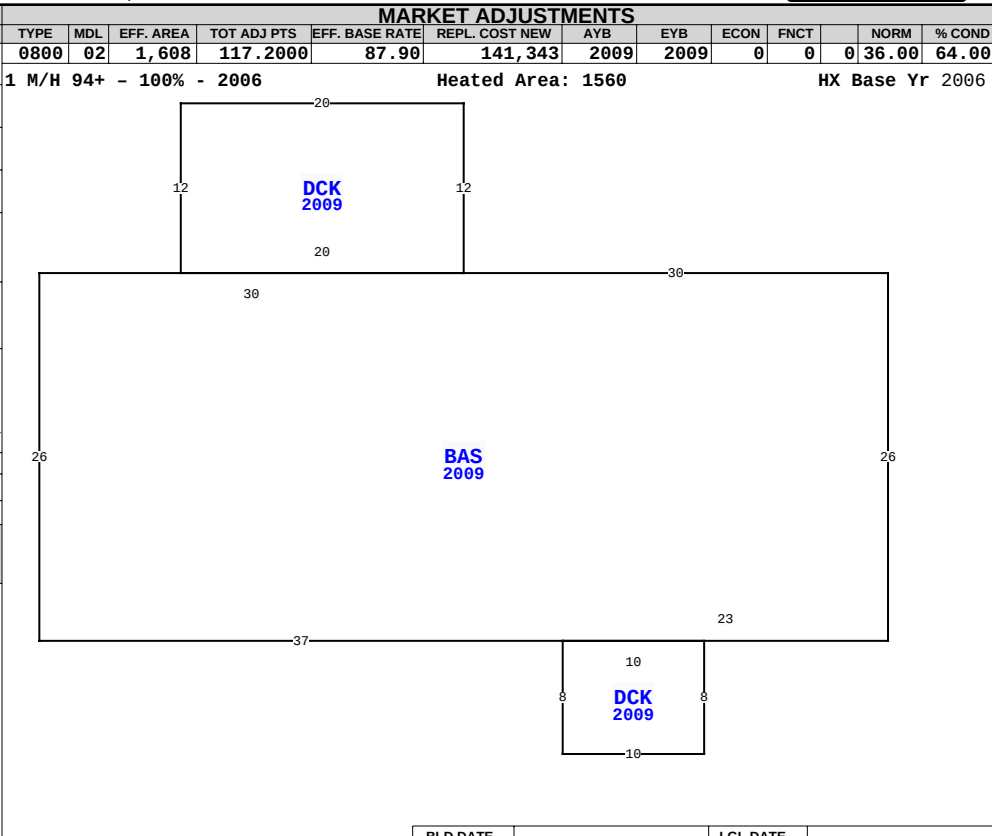
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
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	1,560	100	1,560	87,759
DCK	80	15	12	675
DCK	240	15	36	2,025
TOTALS	1,880		1,608	90,460

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	1998
2	1242	WD DECK A	0 100	0	0	336.00	SF	10.00	10.00	100	2001
3	0810	CONCRETE A	0 100	2	43	86.00	SF	6.50	6.50	100	2006
4	0200	BARN WD 0-	0 100	18	43	774.00	SF	20.00	20.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00	AC	1.00



44236 DALES PL, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				90,460	
TOTAL MARKET OB/XF VALUE				8,481	
TOTAL LAND VALUE - MARKET				80,000	
TOTAL MARKET VALUE				178,941	
SOH/AGL Deduction				59,829	
ASSESSED VALUE				119,112	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				69,112	
TOTAL JUST VALUE				178,941	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				176,173	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C095216	CO ISSUED	0	10/02/2009
P13923	OTHER	0	09/01/2009
E22070	ELEC OTHER	0	09/01/2009
M14753	MECH OTHER	0	08/01/2009
MH982143	MH MOVE-ON	0	03/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1337/0446	7/29/2005	WD	Q	I		95,000	
GRANTOR: TOWNSEND HENRY							
GRANTEE: ANDRA KARIN							
0884/0518	5/24/1999	WD	U	V	07	100	
GRANTOR: PURVIS MARK & THERESA							
GRANTEE: TOWNSEND WILLIE & J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W30 DCK=[YR=2009] N12 W20 S12 E20\$ W30 S26 E37 DCK=[YR=2009] S8 E10 N8 W10\$ E23 N26\$.											