BLOCK 2 LOT 7 EX S-2 & S-3
IN OR 2316/1755
R673807 & R673808

WILLIS JAMES R & PATRICIA M
44164 KING BIRD DR
CALLAHAN, FL 32011

2024

06-1N-25-2920-0002-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

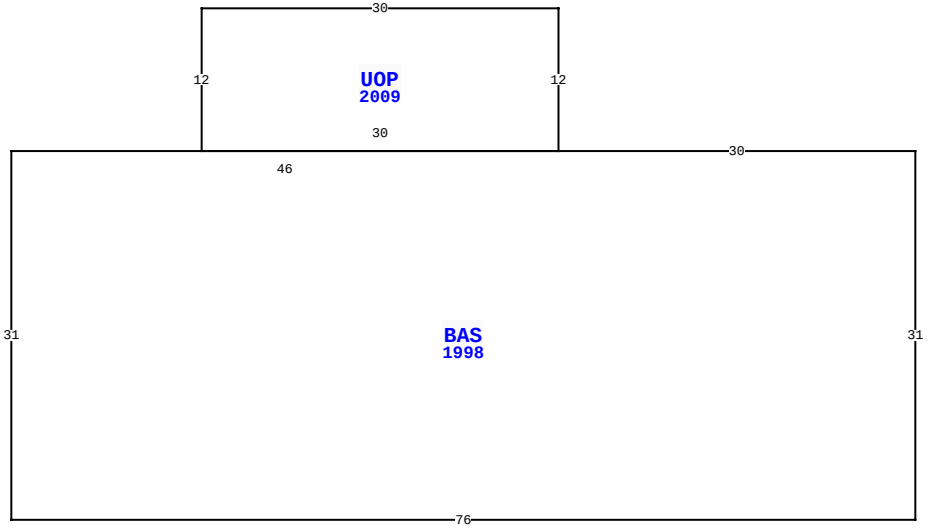
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	2,356	100	2,356	108,055
UOP	360	25	90	4,128
TOTALS	2,716		2,446	112,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,446	117.6000	88.20	215,737	1998	2003	0	0	0	48.00	52.00

2 M/H 94+ – 100% - 2020 Heated Area: 2356 HX Base Yr 2020



44164 KINGBIRD DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		112,183
TOTAL MARKET OB/XF VALUE		6,973
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		159,156
SOH/AGL Deduction		64,083
ASSESSED VALUE		95,073
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		40,073
TOTAL JUST VALUE		159,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013913	CARPORT	3,880	10/12/2021
MH982375	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/1755	10/31/2019	WD	Q	I	01	120,000
GRANTOR: CAPPS PATRICK J						
GRANTEE: WILLIS JAMES R & PA						
2020/1411	12/18/2015	QC	U	I	11	100
GRANTOR: CAPPS PATRICK J & ELY						
GRANTEE: CAPPS PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W30 UOP=[YR=2009] N12 W30 S12 E30$ W46 S31 E76 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2005	2005	3	24	288	
3	0351	CARPORT MT	0	100	20	30	600.00	SF	6.90	6.90	100	2021	2021	3	93	3,850	

LAND DESCRIPTION

TOTAL OB/XF 6,973

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	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/04/2022 BY HS Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS