PT OF W1/2 OF SW1/4 OF NW1/4
IN OR 2344/1382

TUBBS KEVIN M
43059 PEARL LANE
CALLAHAN, FL 32011

2024

20-1N-25-0000-0004-0060

BUILDING CHARACTERISTICS

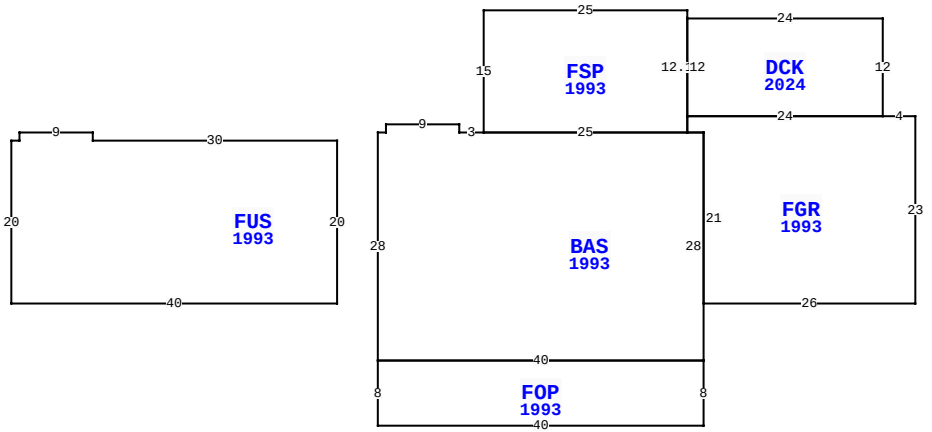
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,129	100	1,129	127,943
DCK	288	10	29	3,286
FGR	602	55	331	37,511
FOP	320	30	96	10,879
FSP	375	40	150	16,999
FUS	809	100	809	91,680
TOTALS	3,523		2,544	288,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	109.8240	137.28	349,240	1986	1998	0	0	0	17.45	82.55

1 SNGL FAM – 100% - 2019 Heated Area: 1938 HX Base Yr 2019



43059 PEARL LN, 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	288,298
TOTAL MARKET OB/XF VALUE	13,768
TOTAL LAND VALUE - MARKET	58,140
TOTAL MARKET VALUE	360,206
SOH/AGL Deduction	109,799
ASSESSED VALUE	250,407
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	200,407
TOTAL JUST VALUE	360,206
NCON VALUE	6,037
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/1382	2/01/2020	QC	U	I	11	124,100
GRANTOR: TUBBS KEVIN & JESSICA						
GRANTEE: TUBBS KEVIN M						
2175/0476	1/30/2018	WD	Q	I	01	260,000
GRANTOR: EVERETT ALMA JANE						
GRANTEE: TUBBS KEVIN & JESSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,2] W25 W3 N1 W9 S1 W1 S28 E40 N28 W2 $
FUS=[YR=1993;ORIG=-111,3] E1 N1 E9 S1 E30 S20 W40 N20 $
FGR=[YR=1993;ORIG=0,0] W4 W24 S2 E2 S21 E26 N23 $
FSP=[YR=1993;ORIG=-28,2] N2 N12.1 N0.11 W25 S15 E25 $
FOP=[YR=1993;ORIG=-66,30] S8 E40 N8 W40 $
DCK=[YR=2024;ORIG=-28,0] E24 N12 W24 S12 $
.

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	0812	CONCRETE C	0	100	0	0	2,174.00	SF	4.00	4.00	100	1987	1987	3	52	4,522	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
4	0802	ASPHALT B	0	100	0	0	1,350.00	SF	2.40	2.40	100	2008	2008	3	62	2,009	
5	0680	POLE SHED	0	100	28	22	616.00	SF	10.00	10.00	100	2024	2022		98	6,037	

LAND DESCRIPTION

TOTAL OB/XF 13,768

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	0006	OR	0.00	0.00	3.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	58,140							

REVIEW DATE 01/22/2024 BY KWA Total Acres: 3.23 Total Land Value: 58,140 Market: 0 Agricultural: 0 Common: 58,140 PRINTED 08/06/2024 BY SYS