PT OF LOT 1 (S-1)
IN OR 1424/1475
BROOK BLAIR EST PB 5/390

DAVIS STEVEN G & CHRISTINA M
43203 BLAIR COURT
CALLAHAN, FL 32011

2024

24-1N-24-0150-0001-0010

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

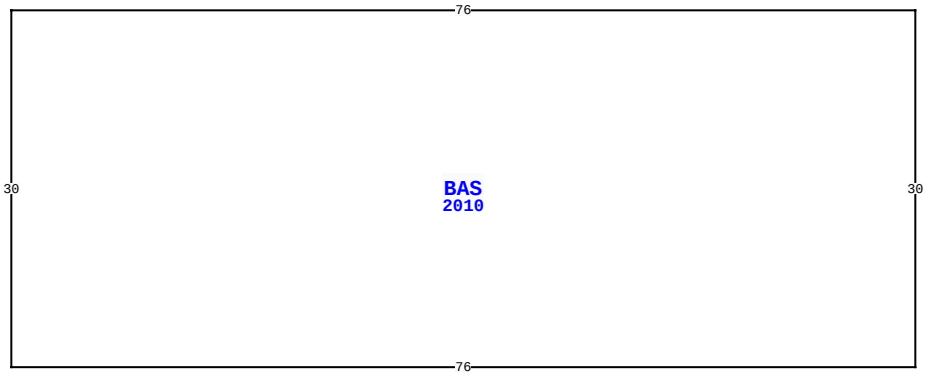
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	174,756
TOTALS	2,280		2,280	174,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,280	101.9200	81.54	185,911	2010	2010	0	0	0	6.00	94.00

2 SFR MODULR – 100% - 2007 Heated Area: 2280 HX Base Yr 2007



43203 BLAIR CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,756
TOTAL MARKET OB/XF VALUE		6,815
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		241,571
SOH/AGL Deduction		126,207
ASSESSED VALUE		115,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,364
TOTAL JUST VALUE		241,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24071	CO ISSUED	0	12/21/2010
M15794	H/AC	0	12/01/2010
P14505	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1475	6/30/2006	WD	U	I	06	40,000

GRANTOR: HIGGINBOTHAM MARVIN E
GRANTEE: DAVIS STEVEN G & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S30 E76 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	0680	POLE SHED	0	100	26	24	624.00	SF	7.50	7.50	100	1990	1990	3	20	936	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	87	407	
3	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	1991	1991	3	20	1,440	
4	0812	CONCRETE C	0	100	0	0	1,061.00	SF	4.00	4.00	100	2014	2014	3	95	4,032	

LAND DESCRIPTION

TOTAL OB/XF 6,815

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS