IN OR 1176/1177
R673224 & R673225 & R673226

WALKER TIMOTHY B
55041 PUFF LANE
CALLAHAN, FL 32011

2024

27-2N-25-0000-0004-0290

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
Quality	03	Quality Level 03

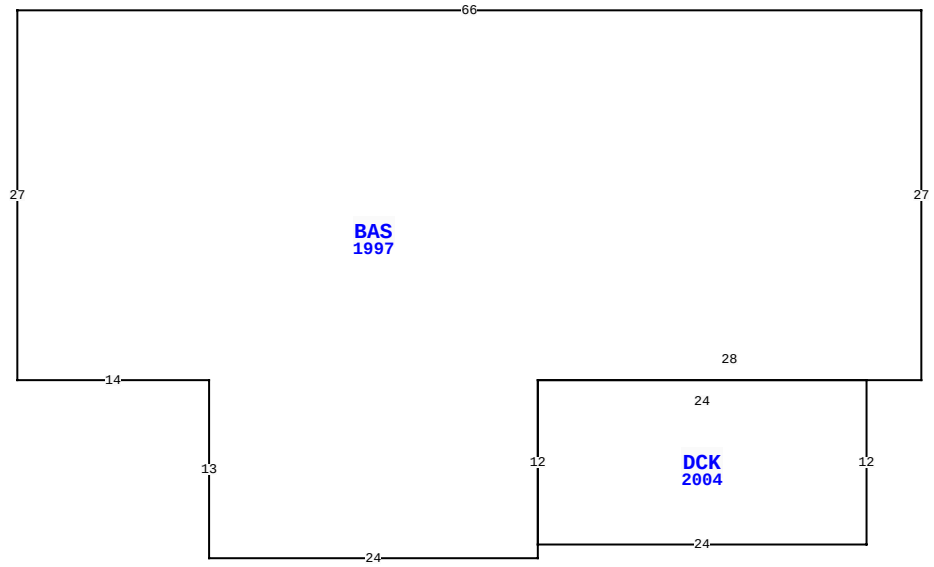
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	73,625
DCK	288	15	43	1,512
TOTALS	2,382		2,137	75,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,137	117.2000	87.90	187,842	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 2094 HX Base Yr



55041 PUFF 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	75,137
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,400
TOTAL MARKET VALUE	153,537
SOH/AGL Deduction	19,558
ASSESSED VALUE	133,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,979
TOTAL JUST VALUE	153,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1176/1177	11/19/1999	QC	U	I	06	100
GRANTOR: WALKER TIMOTHY B & AM						
GRANTEE: WALKER TIMOTHY B						
0801/0971	7/30/1997	WD	U	V	01	100
GRANTOR: WALKER BYRON J & ANNI						
GRANTEE: WALKER TIMOTHY & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W66 S27 E14 S13 E24 N1 DCK=[YR=2004] E24 N12 W24 S12 $ N12 E28 N27 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	2.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 08/06/2024 BY SYS