BLOCK 1 LOT PT OF 3 (S-1)
IN OR 1485/1256
ESMT IN OR 464/196

COOPER ROBERT & JUDY
44145 FLYNN ROAD
CALLAHAN, FL 32011

2024

31-2N-25-2920-0001-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

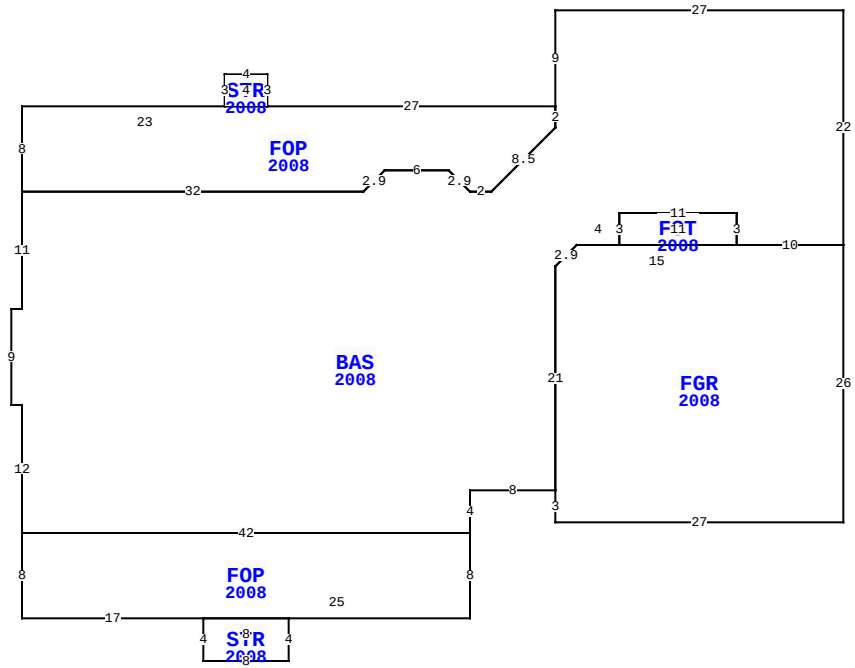
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100	2,174	240,677
FGR	700	55	385	42,622
FOP	336	30	101	11,182
FOP	366	30	110	12,177
FST	33	55	18	1,992
STR	12	10	1	111
STR	32	10	3	332
TOTALS	3,653		2,792	309,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,792	99.7920	124.74	348,274	2008	2008	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 0 Heated Area: 2174 HX Base Yr



44145 FLYNN RD, CALLAHAN

BLD DATE	05/10/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		354,141
TOTAL MARKET OB/XF VALUE		13,444
TOTAL LAND VALUE - MARKET		85,140
TOTAL MARKET VALUE		452,725
SOH/AGL Deduction		768
ASSESSED VALUE		451,957
TOTAL EXEMPTION VALUE	13	451,957
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		452,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5376	CO ISSUED	0	11/03/2011
M16580	H/AC	0	10/01/2011
P15021	NEW CONSTR	0	10/01/2011
M13622	MECH OTHER	0	02/01/2008
P12931	OTHER	0	01/01/2008
C20888	CO ISSUED	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1256	3/16/2007	WD	U	I	01	65,900
GRANTOR: DELANO SCOTT & TARINA						
GRANTEE: COOPER ROBERT & JUD						
1435/0148	8/04/2006	WD	U	I	11	186,000
GRANTOR: TAYLOR JOHN A & FLORE						
GRANTEE: DELANO SCOTT & TARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W27 S9 FOP=[YR=2008] W27 STR=[YR=2008] N3 W4 S3 E4 $ W23 S8 E32 R2 U2 E6 R2 D2 E2 R6 U6 N2 $ S2 D6 L6 W2 U2 L2 W6 D2 L2 W32 S11 W1 S9 E1 S12 FOP=[YR=2008] S8 E17 STR=[YR=2008] S4 E8 N4 W8 $ E25 N8 W42 $ E42 N4 E8 FGR=[YR=2008] S3 E27 N26 W10 FST=[YR=2008] N3 W11 S3 E11 $ W15 L2 D2 S21 $ N21 U2 R2 E4 N3 E11 S3 E10 N22 $.

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	0681	POLE SHED	0	100	12	46	240.00	SF	15.00	15.00	100	1980	1980	3	20	720	
2	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	1985	1985	3	47	1,251	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
4	1127	BRICK 8"	0	100	12	4	48.00	SF	5.50	5.50	100	2008	2008	3	97	256	
5	0812	CONCRETE C	0	100	0	0	2,634.00	SF	4.00	4.00	100	2008	2008	3	89	9,377	

LAND DESCRIPTION

TOTAL OB/XF 13,444

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	000100	C	SFR	100		OR	0.00	0.00	4.73	AC		1.00	1.00	1.00	18,000.00	18,000.00	85,140							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.73 Total Land Value: 85,140 Market: 0 Agricultural: 0 Common: 85,140 PRINTED 08/06/2024 BY SYS

BLOCK 1 LOT PT OF 3 (S-1)
IN OR 1485/1256
ESMT IN OR 464/196

COOPER ROBERT & JUDY
44145 FLYNN ROAD
CALLAHAN, FL 32011

2024

31-2N-25-2920-0001-0031

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

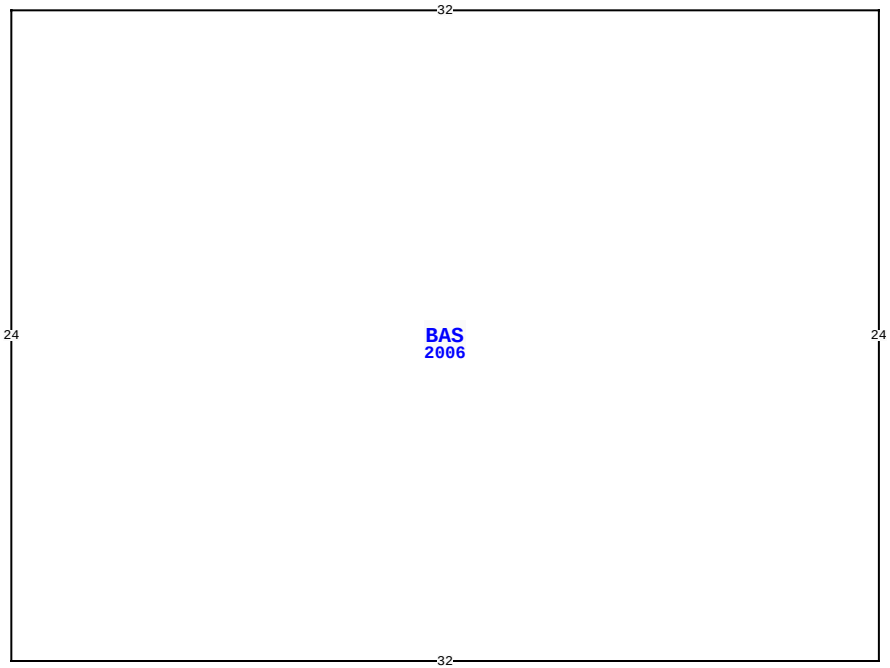
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	6,720
TOTALS	768		768	6,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	50.0000	17.50	13,440	1995	1995	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 768 HX Base Yr



44145 FLYNN RD, CALLAHAN

BLD DATE	05/10/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		354,141
TOTAL MARKET OB/XF VALUE		13,444
TOTAL LAND VALUE - MARKET		85,140
TOTAL MARKET VALUE		452,725
SOH/AGL Deduction		768
ASSESSED VALUE		451,957
TOTAL EXEMPTION VALUE	13	451,957
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		452,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10938	REPAIR/RRF	7,000	12/01/2007
B20888	MH MOVE-ON	231,066	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1256	3/16/2007	WD	U	I	01	65,900
GRANTOR: DELANO SCOTT & TARINA						
GRANTEE: COOPER ROBERT & JUD						
1435/0148	8/04/2006	WD	U	I	11	186,000
GRANTOR: TAYLOR JOHN A & FLORE						
GRANTEE: DELANO SCOTT & TARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W32 S24 E32 N24$.

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.73 Total Land Value: 85,140 Market: 0 Agricultural: 0 Common: 85,140 PRINTED 08/06/2024 BY SYS

BLOCK 1 LOT PT OF 3 (S-1)
IN OR 1485/1256
ESMT IN OR 464/196

COOPER ROBERT & JUDY
44145 FLYNN ROAD
CALLAHAN, FL 32011

2024

31-2N-25-2920-0001-0031

NASSAU COUNTY PROPERTY

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

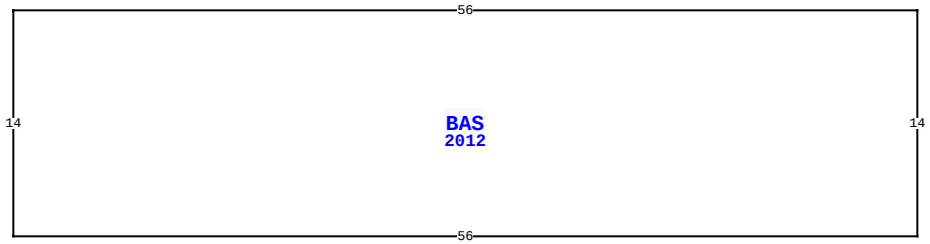
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	38,328
TOTALS	784		784	38,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	116.4000	87.30	68,443	2005	2005	0	0	0	44.00	56.00

3 M/H 94+ – 100% - 0 Heated Area: 784 HX Base Yr



44145 FLYNN RD, CALLAHAN

BLD DATE	05/10/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		354,141
TOTAL MARKET OB/XF VALUE		13,444
TOTAL LAND VALUE - MARKET		85,140
TOTAL MARKET VALUE		452,725
SOH/AGL Deduction		768
ASSESSED VALUE		451,957
TOTAL EXEMPTION VALUE	13	451,957
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		452,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1256	3/16/2007	WD	U	I	01	65,900
GRANTOR: DELANO SCOTT & TARINA						
GRANTEE: COOPER ROBERT & JUD						
1435/0148	8/04/2006	WD	U	I	11	186,000
GRANTOR: TAYLOR JOHN A & FLORE						
GRANTEE: DELANO SCOTT & TARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W56 S14 E56 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.73 Total Land Value: 85,140 Market: 0 Agricultural: 0 Common: 85,140 PRINTED 08/06/2024 BY SYS