BLOCK 1 LOTS 4 13 &
PT LOT 14 (S-2)
IN OR 756 PG 725

DELANO SCOTT R & TARINA A
44002 FLYNN ROAD
CALLAHAN, FL 32011

2024

31-2N-25-2920-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

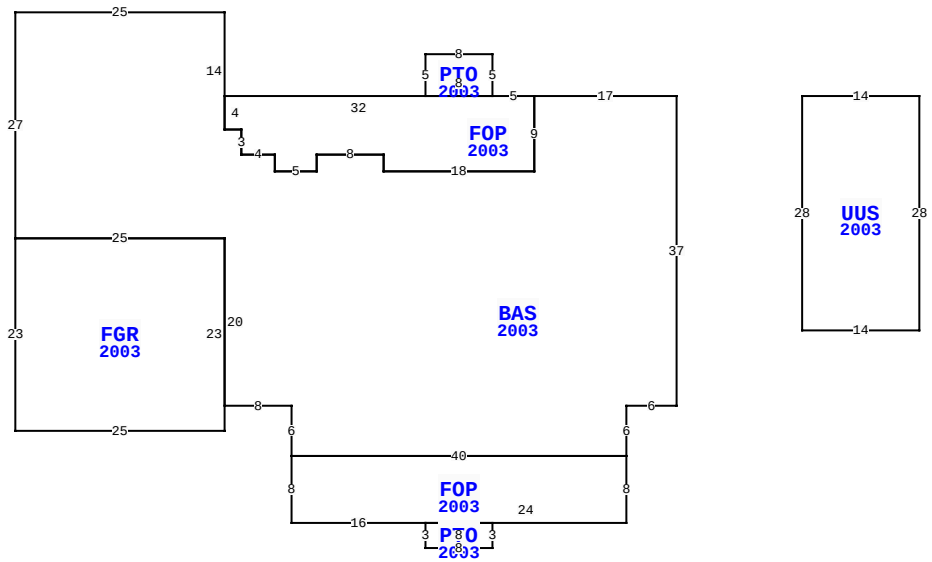
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,614	100	2,614	276,207
FGR	575	55	316	33,390
FOP	299	30	90	9,510
FOP	320	30	96	10,144
PTO	24	5	1	105
PTO	40	5	2	211
UUS	392	50	196	20,710
TOTALS	4,264		3,315	350,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,315	93.9780	117.47	389,413	2003	2003	0	0	0	10.05	89.95

1 SNGL FAM – 100% - 1997 Heated Area: 2614 HX Base Yr 1997



44002 FLYNN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	01/01/2019 KB

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		350,277
TOTAL MARKET OB/XF VALUE		8,363
TOTAL LAND VALUE - MARKET		230,900
TOTAL MARKET VALUE		398,472
SOH/AGL Deduction		185,551
ASSESSED VALUE		212,921
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,921
TOTAL JUST VALUE		589,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305082	MODULAR ROOF	20,000	04/19/2023
B10236	NEW CONSTR	212,871	09/01/2002
R4430	REPAIR/RRF	3,500	09/01/2002
3667	MH MOVE-ON	0	11/01/2001
5055	XFOB	71,940	07/27/1988
5255	NEW CONSTR	1,500	07/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0756/0725	4/09/1996	WD	Q	I		97,000
GRANTOR: RUSSELL GEORGE W						
GRANTEE: DELANO SCOTT R & TA						
0545/1019	6/16/1988	WD	Q	I		80,000
GRANTOR: HALL RONALD & LINDA						
GRANTEE: RUSSELL GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 FOP=[YR=2003] W5 PTO=[YR=2003] N5 W8 S5 E8 $ W32 S4 E2 S3 E4 S2 E5 N2 E8 S2 E18 N9 $ S9 W18 N2 W8 S2 W5 N2 W4 N3 W2 N14 W25 S27 FGR=[YR=2003] S23 E25 N23 W25 $ E25 S20 E8 S6 FOP=[YR=2003] S8 E16 PTO=[YR=2003] S3 E8 N3 W8 $ E24 N8 W40 $ E40 N6 E6 N37 $ PTR= E15 UUS=[YR=2003] E14 S28 W14 N28 $ W15 $.

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	8	24	192.00	SF	15.00	15.00	100	1985	1985	3	20	576	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
3	0811	CONCRETE B	0	100	0	0	968.00	SF	5.20	5.20	100	2003	2003	3	83	4,178	
4	1127	BRICK 8"	0	100	18	3	54.00	SF	11.00	11.00	100	2003	2003	3	95	564	

LAND DESCRIPTION

TOTAL OB/XF 8,363

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	13.06	AC		1.00	1.00	1.00	370.00	370.00	4,832							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.06	AC		1.00	1.00	1.00	15,000.00	15,000.00	195,900							

REVIEW DATE 05/04/2020 BY KBA Total Acres: 14.06 Total Land Value: 39,832 Market: 195,900 Agricultural: 4,832 Common: 35,000 PRINTED 08/06/2024 BY SYS