BLOCK 1 LOTS 21 28 & 29
IN OR 735 PG 124
ESMTS OR 493/1162 & 586

WESCH HUGO A JR & LISA C
44099 COMMANCHEE ROAD
CALLAHAN, FL 32011

2024

31-2N-25-2920-0001-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

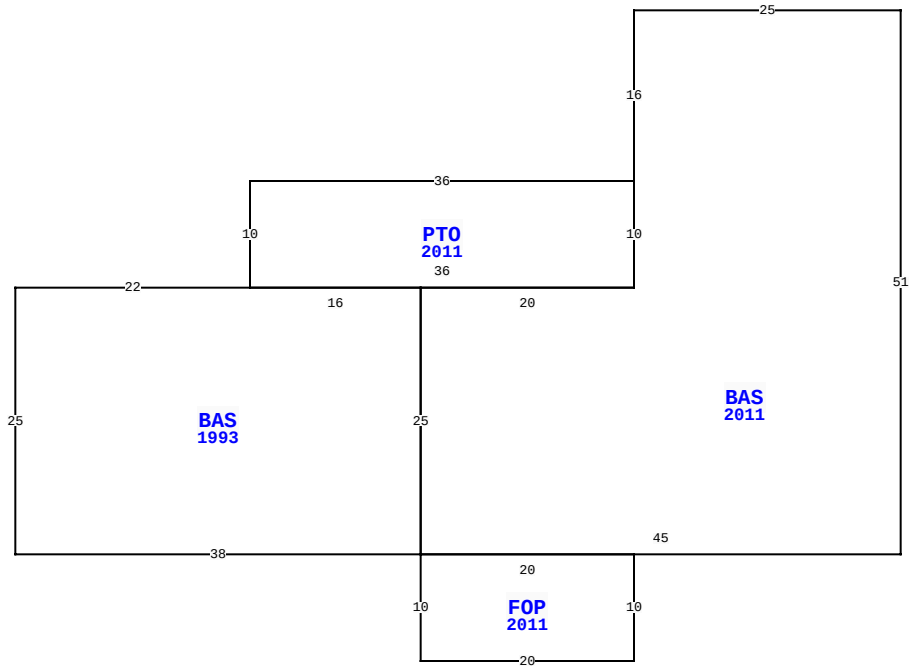
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	950	100	950	83,847
BAS	1,775	100	1,775	156,661
FOP	200	30	60	5,296
PTO	360	5	18	1,589
TOTALS	3,285		2,803	247,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,803	107.7120	102.33	286,831	1986	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 0 Heated Area: 2725 HX Base Yr



44099 COMMANCHEE 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		247,392
TOTAL MARKET OB/XF VALUE		3,349
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		292,781
SOH/AGL Deduction		138,937
ASSESSED VALUE		153,844
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,844
TOTAL JUST VALUE		495,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300499	REPAIR/RRF	16,600	01/12/2023
3344	N/A	32,365	04/28/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/0124	7/27/1995	WD	U	I	01	11,500

GRANTOR: WESCH HUGO A JR

GRANTEE: WESCH HUGO JR & LIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W25 S16 PTO=[YR=2011] W36 S10 BAS=[YR=1993] W22 S25 E38 N25 W16$ E36 N10$ S10 W20 S25 FOP=[YR=2011] S10 E20 N10 W20$ E45 N51$.

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	0810	CONCRETE A	0	100	32	23	736.00	SF	6.50	6.50	100	1995	1995	3	70	3,349	

LAND DESCRIPTION

TOTAL OB/XF 3,349

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	555.00	555.00	6,660							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	210,000							

REVIEW DATE 05/04/2020 BY KBA Total Acres: 15.00 Total Land Value: 42,040 Market: 210,000 Agricultural: 7,040 Common: 35,000 PRINTED 08/06/2024 BY SYS