

BLOCK 1 E134.45 FT OF LOT 27
IN OR 1971/1177
NEWCOMB SUB SOUTH CALLAHAN

STONE ERIK & STARR
44001 COMMANCHEE RD
CALLAHAN, FL 32011

2024

31-2N-25-2920-0001-0271



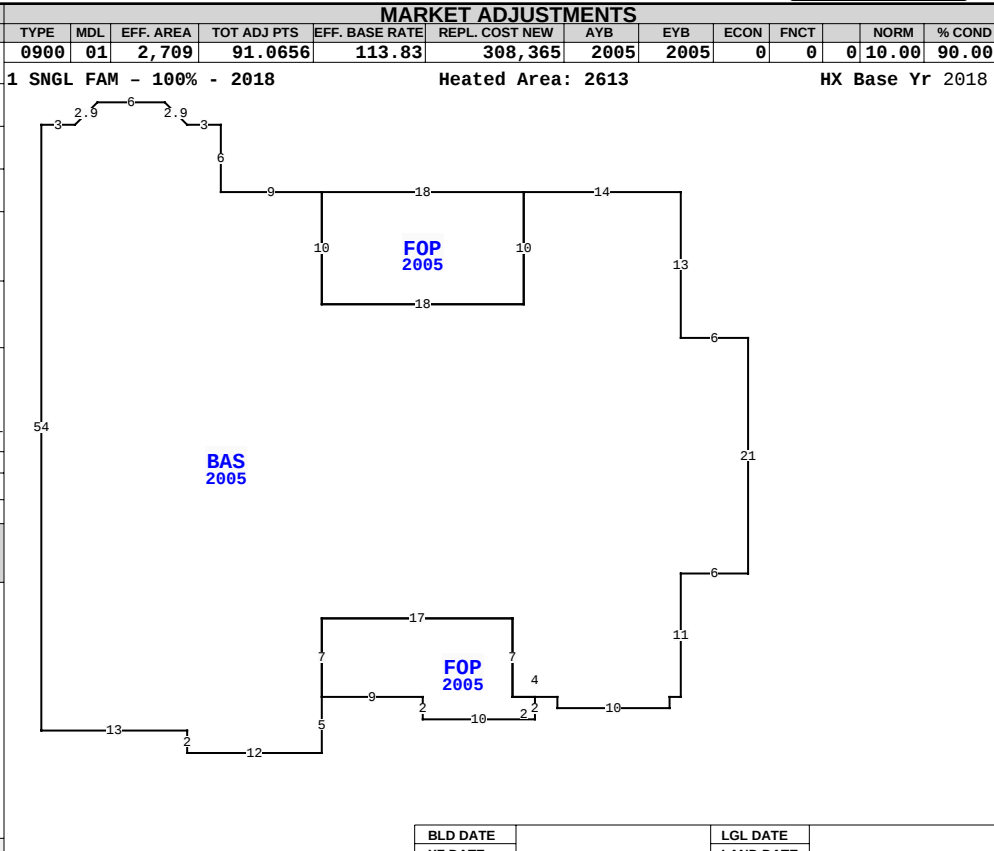
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
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	2,613	100	2,613	267,694
FOP	139	30	42	4,303
FOP	180	30	54	5,532
TOTALS	2,932		2,709	277,528

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0811	CONCRETE B	0 100	0	0	780.00	SF	5.20	5.20	100	2005
3	0861	POOL GUNIT	0 100	0	0	420.00	SF	85.00	85.00	100	2017
4	0855	CONC PAVER	0 100	0	0	961.00	SF	10.00	10.00	100	2017
5	0810	CONCRETE A	0 100	0	0	631.00	SF	3.97	3.97	100	2017
6	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	2006
7	0510	GARAGE WD-	0 100	30	60	1,800.00	SF	35.00	35.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.94	AC	



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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						277,528					
TOTAL MARKET OB/XF VALUE						98,776					
TOTAL LAND VALUE - MARKET						67,900					
TOTAL MARKET VALUE						444,204					
SOH/AGL Deduction						151,577					
ASSESSED VALUE						292,627					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						242,627					
TOTAL JUST VALUE						444,204					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						435,231					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005768	SWIM POOL	30,000	10/01/2017
B1530312	GARAGE	77,994	04/01/2015
M09409	MECH OTHER	0	03/01/2005
P08913	OTHER	0	02/01/2005
E0414082	ELEC OTHER	3,500	12/01/2004
R047010	REPAIR/RRF	3,790	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1971/1177	3/27/2015	SW	U	I	12	175,600	
GRANTOR: FANNIE MAE							
GRANTEE: STONE ERIK & STARR							
1958/0565	1/20/2015	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W6 N13 W14 FOP=[YR=2005] W18 S10 E18 N10\$ S10 W18 N10 W9 N6 W3 U2 L2 W6 D2 L2 W3 S54 E13 S2 E12 N5 FOP=[YR=2005] E9 S2 E10 N2 W2 N7 W17 S7\$ N7 E17 S7 E4 S1 E10 N1 E1 N11 E6 N21\$.											