

BLOCK 3 S-1 OF LOTS 23 & 24 &
PARCEL 11-1 OF SEC 36-2N-24
CASE #45-2009-CP-174

LIVELY ANTHONY R/SALIS KIMBERLY (JT/RS)
44310 KINGBIRD DR
CALLAHAN, FL 32011

2024

31-2N-25-2920-0003-0231



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,204	100	2,204	174,424
TOTALS	2,204		2,204	174,424

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
1	0810	CONCRETE A	0 100	0	0	660.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,394	
2	0810	CONCRETE A	0 100	0	0	800.00	SF	6.50	6.50	100	2019	2019	3	98	5,096	

LAND DESCRIPTION			TOTAL OB/XF 6,490													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	100		OR	645.00	163.00	2.41	AC		1.00	1.00	1.00	35,000.00	35,000.00
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	35,000.00	35,000.00

REVIEW DATE 10/15/2019 BY KB

MARKET ADJUSTMENTS

2 SFR MODULR - 100% - 2016

Heated Area: 2204

HX Base Yr 2016

29

76

29

76

BAS 2015

BLD DATE

XF DATE

INC DATE

44310 KINGBIRD DR, CALLAHAN

LGL DATE

LAND DATE

AG DATE

05/19/2023 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

212,336

TOTAL MARKET OB/XF VALUE

6,490

TOTAL LAND VALUE - MARKET

130,200

TOTAL MARKET VALUE

349,026

SOH/AGL Deduction

161,698

ASSESSED VALUE

187,328

TOTAL EXEMPTION VALUE

50,000

HX HB

BASE TAXABLE VALUE

137,328

TOTAL JUST VALUE

349,026

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

339,518

PERMIT NUM

DESCRIPTION

AMT

ISSUED

19005285

GARAGE

97,464

07/01/2019

B1531268

CO ISSUED

0

11/16/2015

B1531268

MODULAR HM

0

10/01/2015

B25139

DEMOLITION

2,000

09/01/2011

3602

H/AC

2,500

11/21/1990

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1992/1439

7/21/2015

WD Q

I

01

38,000

GRANTOR: PEEPLES LISA H

GRANTEE: LIVELY ANTHONY R &

1841/0854

2/13/2013

PR U

I

19

100

GRANTOR: PEEPLES LISA H P/R

GRANTEE: PEEPLES LISA H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S29 E76 N29\$.

TOTAL OB/XF 6,490																
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1	000102	C	SFR/MH	100		OR	645.00	163.00	2.41	AC		1.00	1.00	1.00	35,000.00	35,000.00
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	35,000.00	35,000.00
Total Acres: 3.72 Total Land Value: 130,200 Market: 0 Agricultural: 0 Common: 130,200																

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