BLOCK 4 PT OF LOTS 1 & 2
IN OR 686/227
NEWCOMB SOUTH CALLAHAN PB 1/16

ANDERSON ALAN C & REBECCA P
44276 COMMANCHEE ROAD
CALLAHAN, FL 32011

2024

31-2N-25-2920-0004-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

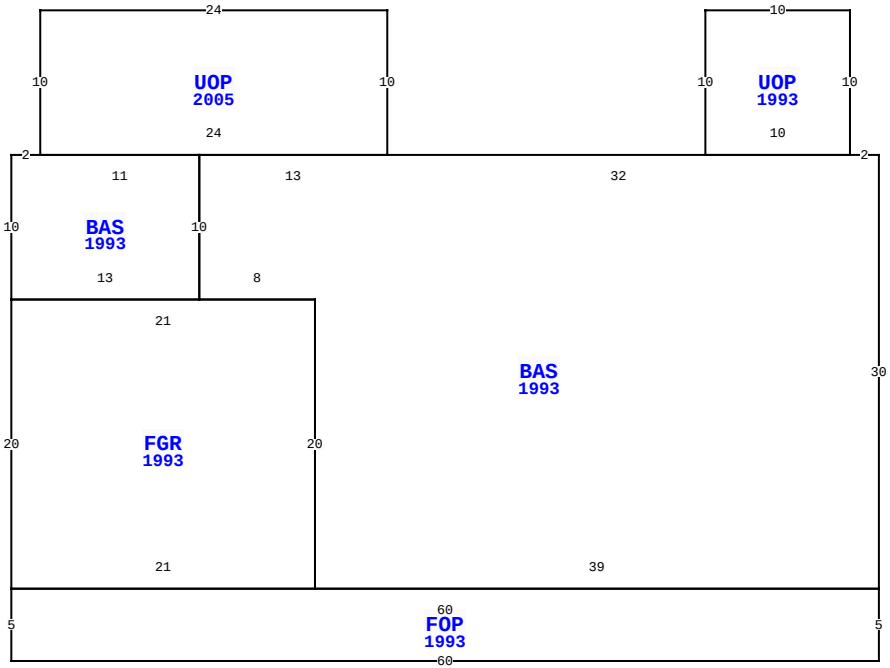
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	130	100	130	16,854
BAS	1,250	100	1,250	162,058
FGR	420	55	231	29,948
FOP	300	30	90	11,668
UOP	100	20	20	2,593
UOP	240	20	48	6,223
TOTALS	2,440		1,769	229,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,769	119.9000	149.88	265,138	1991	1996	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 0 Heated Area: 1380 HX Base Yr



44276 COMMANCHEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		229,344
TOTAL MARKET OB/XF VALUE		14,473
TOTAL LAND VALUE - MARKET		73,440
TOTAL MARKET VALUE		317,257
SOH/AGL Deduction		156,266
ASSESSED VALUE		160,991
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,991
TOTAL JUST VALUE		317,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7325	NEW CONSTR	4,400	04/01/1991
3798	NEW CONSTR	1,050	02/02/1990
5798	NEW CONSTR	49,300	06/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0686/0227	8/05/1993	WD	Q	I		90,000
GRANTOR: CAUSEY JOHN & CORI						
GRANTEE: ANDERSON ALAN & R P						
0652/0001	3/17/1992	QC	U	V	01	100
GRANTOR: CAUSEY JOHN BARRY						
GRANTEE: CAUSEY JOHN & CORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N10 W10 S10 E10 $ W32
UOP=[YR=2005] N10 W24 S10 BAS=[YR=1993] W2 S10
FGR=[YR=1993] S20 FOP=[YR=1993] S5 E60 N5 W60 $ E21 N20 W21
$ E13 N10 W11 $ E24 $ W13 S10 E8 S20 E39 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	501.00	SF	5.20	5.20	100	1992	1992	3	64	1,667	
3	1242	WD DECK A	0	100	0	0	210.00	SF	10.00	10.00	100	2002	2002	3	20	420	
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2003	2003	3	32	8,064	
5	0681	POLE SHED	0	100	30	13	390.00	SF	15.00	15.00	100	2003	2003	3	32	1,872	

LAND DESCRIPTION

TOTAL OB/XF 14,473

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	73,440							

REVIEW DATE 01/03/2023 BY KW Total Acres: 4.08 Total Land Value: 73,440 Market: 0 Agricultural: 0 Common: 73,440 PRINTED 08/06/2024 BY SYS