BLOCK 4 PT OF LOTS 1 & 2
IN OR 862/1305
NEWCOMB SUB SOUTH CALLAHAN

ANDERSON ALAN & REBECCA
44276 COMMANCHEE ROAD
CALLAHAN, FL 32011

2024

31-2N-25-2920-0004-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44240 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	78,488
TOTAL MARKET VALUE	90,488
SOH/AGL Deduction	0
ASSESSED VALUE	90,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,488
TOTAL JUST VALUE	90,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,910

2022 (30X66) DW/MH HAS CURRENT (2024) ST DECALS- M
2022 LIVE OAK - OWNER CAROLINE ANDERSON
DW/MH ID: LOHGA30072548(A/B)
PRCL:0:4: 1/23KW: OWNERS LIVE ON ADJCNT PRCL: 0004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C222133	CO ISSUED	0	06/07/2022
MH222133	MH MOVE-ON	0	02/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0862/1305	1/13/1999	WD	Q	V		25,000
GRANTOR: CAUSEY TENIA R						
GRANTEE: ANDERSON ALAN & REB						
0665/1650	8/31/1992	WD	U	V	06	100
GRANTOR: NEADER RICHARD ALLEN						
GRANTEE: CAUSEY TENIA R						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2022		100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2022		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		OR	0.00	0.00	2.99	AC		1.00	1.00	0.75	35,000.00	26,250.00	78,488							

REVIEW DATE 12/11/2023 BY KWX Total Acres: 2.99 Total Land Value: 78,488 Market: 0 Agricultural: 0 Common: 78,488 PRINTED 08/06/2024 BY SYS