BLK 4 PT OF LOT 5
IN OR 2407/1380
NEWCOMB SUB SOUTH CALLAHAN

THOMPSON JOHNNY & KAYLA
44058 COMMANCHEE RD
CALLAHAN, FL 32011

**2024**

**31-2N-25-2920-0004-0052**

## BUILDING CHARACTERISTICS

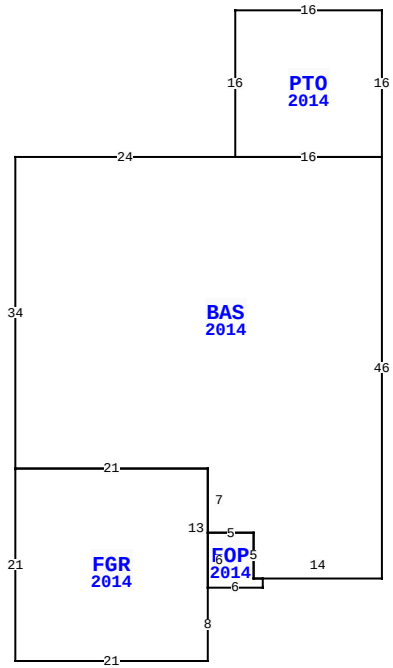
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 1,563 | 100 | 1,563 | 178,340 |
| FGR | 441 | 55 | 243 | 27,726 |
| FOP | 31 | 30 | 9 | 1,027 |
| PTO | 256 | 5 | 13 | 1,484 |
| TOTALS | 2,291 | | 1,828 | 208,576 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,828 | 128.8000 | 122.36 | 223,674 | 2014 | 2014 | 0 | 0 | 0 | 6.75 | 93.25 |

1 SINGLE FAM – 100% - 2015 Heated Area: 1563 HX Base Yr 2015




44058 COMMANCHEE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 208,576 |
| TOTAL MARKET OB/XF VALUE | | 3,421 |
| TOTAL LAND VALUE - MARKET | | 44,800 |
| TOTAL MARKET VALUE | | 256,797 |
| SOH/AGL Deduction | | 99,961 |
| ASSESSED VALUE | | 156,836 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 106,836 |
| TOTAL JUST VALUE | | 256,797 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 247,959 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428713 | CO ISSUED | 0 | 09/09/2014 |
| B1428713 | NEW CONSTR | 185,827 | 05/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2407/1380 | 11/05/2020 | QC | U | I | 11 | 100 |
| GRANTOR: THOMPSON JOHNNY EUGEN | | | | | | |
| GRANTEE: THOMPSON JOHNNY & K | | | | | | |
| 1899/0457 | 1/27/2014 | QC | U | V | 11 | 100 |
| GRANTOR: THOMPSON JOHNNY E JR | | | | | | |
| GRANTEE: THOMPSON JOHNNY EUG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2014] W16 S16 BAS=[YR=2014] W24 S34 FGR=[YR=2014] S21 E21 N8 FOP=[YR=2014] E6 N1 W1 N5 W5 S6$ N13 W21$ E21 S7 E5 S5 E14 N46 W16$ E16 N16$.

## 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 | 0 | 0 | 554.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 3,421 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,421

| 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 | | OR | 0.00 | 0.00 | 1.28 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 44,800 | | | | | | | |

REVIEW DATE 12/05/2019 BY KBA Total Acres: 1.28 Total Land Value: 44,800 Market: 0 Agricultural: 0 Common: 44,800 PRINTED 08/06/2024 BY SYS