BLOCK 3 PT OF LOT 7
IN OR 2490/727
NEWCOMB SUB S CALLAHAN PB 1/16

CUNNINGHAM DANA R
17267 CROSS BRANCH RD
HILLIARD, FL 32046

2024

32-2N-25-2920-0003-0073

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 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

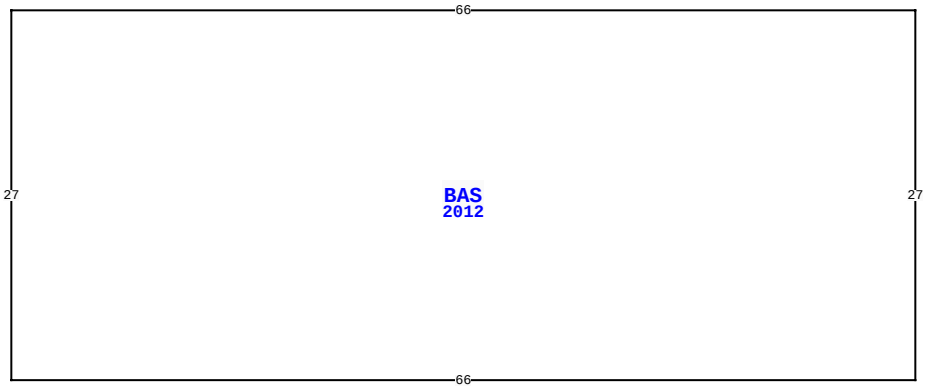
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	74,939
TOTALS	1,782		1,782	74,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,782	121.9000	91.42	162,910	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



44029 ALTON LN, 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	74,939
TOTAL MARKET OB/XF VALUE	508
TOTAL LAND VALUE - MARKET	38,850
TOTAL MARKET VALUE	114,297
SOH/AGL Deduction	823
ASSESSED VALUE	113,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,474
TOTAL JUST VALUE	114,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0727	8/19/2021	QC	U	V	11	100

GRANTOR: LUCE DANNY D JR
GRANTEE: CUNNINGHAM DANA R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W66 S27 E66 N27$.

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	1242	WD DECK A	0	0	0	0	231.00	SF	10.00	10.00	100	2004	2004	3	22	508	

LAND DESCRIPTION

TOTAL OB/XF 508

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	1.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,850							

REVIEW DATE 10/19/2021 BY KBA Total Acres: 1.11 Total Land Value: 38,850 Market: 0 Agricultural: 0 Common: 38,850 PRINTED 08/06/2024 BY SYS