S 210 FT OF W 210 FT OF LOT 8
BLOCK 3 OR 330 PG 211
NEWCOMB SUB-SOUTH CALLAHAN

COWART RONALD D & PHYLLIS I
P O BOX 675
CALLAHAN, FL 32011-0675

2024

32-2N-25-2920-0003-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

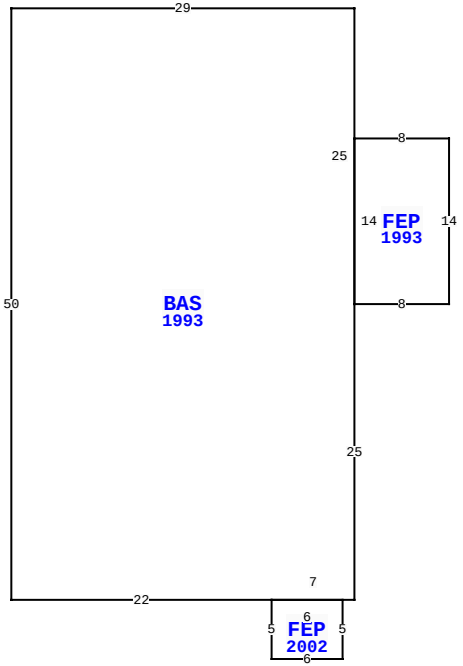
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,450	100	1,450	120,845
FEP	112	80	90	7,501
FEP	30	80	24	2,000
TOTALS	1,592		1,564	130,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	105.0600	99.81	156,103	1983	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1450 HX Base Yr



44006 RONS PL, 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		130,346
TOTAL MARKET OB/XF VALUE		3,169
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		168,515
SOH/AGL Deduction		89,686
ASSESSED VALUE		78,829
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,829
TOTAL JUST VALUE		168,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0330/0211	2/01/1981	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S50 E22 FEP=[YR=2002] S5 E6 N5 W6$ E7 N25
FEP=[YR=1993] E8 N14 W8 S14$ N25$.

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	0351	CARPORT MT	0	100	30	22	660.00	SF	10.00	10.00	100	1975	1975	3	20	1,320	
2	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	100	1995	1995	3	23	1,449	
3	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	1995	1995	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 3,169

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	000100	C	SFR	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS