BLOCK 3 PT LOTS 10 & 11
OR 697/1473-1477
ESMT OR 357/497 & 498

BECK STANLEY R
44121 LINSEY LANE
CALLAHAN, FL 32011

2024

32-2N-25-2920-0003-0101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		3 100
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

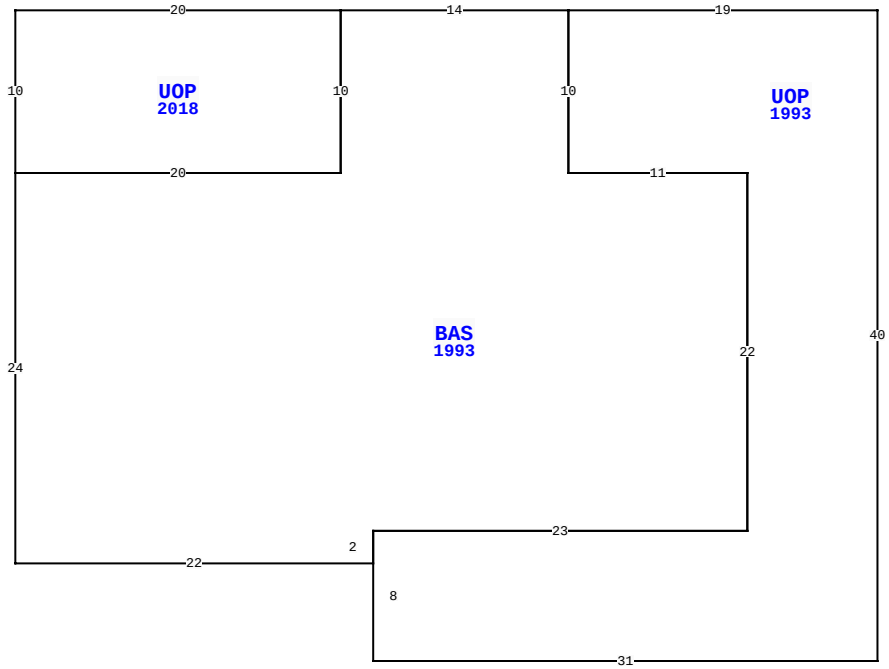
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100	1,174	89,553
UOP	614	20	123	9,383
UOP	200	20	40	3,051
TOTALS	1,988		1,337	101,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	101.0000	95.95	128,285	1961	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 1995 Heated Area: 1174 HX Base Yr 1995



44121 LINDSEY LN, 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		101,987
TOTAL MARKET OB/XF VALUE		22,453
TOTAL LAND VALUE - MARKET		75,420
TOTAL MARKET VALUE		199,860
SOH/AGL Deduction		93,110
ASSESSED VALUE		106,750
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,750
TOTAL JUST VALUE		199,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0697/1477	2/03/1994	WD	U	I	06	25,500
GRANTOR: SAWYER JIM H & LOIS T						
GRANTEE: BECK STANLEY R						
0697/1475	2/03/1994	QC	U	I	06	100
GRANTOR: DRURY DOROTHY H						
GRANTEE: BECK STANLEY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W19 BAS=[YR=1993] W14 UOP=[YR=2018] W20 S10 E20 N10$ S10 W20 S24 E22 N2 E23 N22 W11 N10 $ S10 E11 S22 W23 S8 E31 N40 $.

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	1978	1978	3	42	1,470	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	2000	2000	3	20	386	
3	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2008	2008	3	52	17,472	
4	0681	POLE SHED	0	100	30	12	176.00	SF	15.00	15.00	100	2011	2011	3	64	1,690	
5	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2011	2011	3	92	1,435	

LAND DESCRIPTION

TOTAL OB/XF 22,453

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	0005	OR	0.00	0.00	4.19	AC		1.00	1.00	1.00	18,000.00	18,000.00	75,420							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.19 Total Land Value: 75,420 Market: 0 Agricultural: 0 Common: 75,420 PRINTED 08/06/2024 BY SYS