

LOT 2 (EX S-1 & S-2)
IN OR 933/1862
ESMT OR 1012/1958

MCANALLEN TIMOTHY DAVID EST/JUEN MARK K ET AL
44078 MEADOW BLESSING LANE
CALLAHAN, FL 32011

2024

32-2N-25-4020-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

Quality	05	Quality Level 05
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100	2,342	134,157
TOTALS	2,342		2,342	134,157

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 33	0	0	876.00	SF	5.20	5.20	100	2003
2	0940	SHEDS/PORT	0 33	0	0	120.00	SF	30.00	30.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	33	0005	OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.47	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	5.47	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,342	146.8800	110.16	257,995	2003	2003	0	0	0 48.00	52.00
1 M/H 94+ - 33% - 2018											
Heated Area: 2342											
HX Base Yr 2018											
BAS 2017											
44078 MEADOW BLESSING LN, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
01/01/2019 KB											

TOTAL OB/XF											
4,645											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			134,157
TOTAL MARKET OB/XF VALUE			4,645
TOTAL LAND VALUE - MARKET			122,520
TOTAL MARKET VALUE			176,283
SOH/AGL Deduction			51,979
ASSESSED VALUE			124,304
TOTAL EXEMPTION VALUE			30,000
BASE TAXABLE VALUE			94,304
TOTAL JUST VALUE			261,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6675	NEW CONSTR	0	04/01/2003
MH	MH MOVE-ON	0	04/01/2003
MH94407	MH MOVE-ON	18,000	03/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0933/1862	5/26/2000	WD	U	I	07
GRANTOR: WALL HEATHER					
GRANTEE: MCANALLEN TIMOTHY E					
0688/1202	9/17/1993	WD	U	I	07
GRANTOR: SAULS C A JR & MARY					
GRANTEE: WALL HEATHER					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2017] W76 S29 D2 R2 E15 N1 E3 S1 E10 N1 E7 S1 E37 U2 R2 N29\$.											