LOT 5 (EX S-1 & S-2)
IN OR 784/1260
ESMTS OR 804/1652 & OR 815/497

JONES JAMES H JR & JOLENE
44002 ARCHERS LANE
CALLAHAN, FL 32011

2024

32-2N-25-7300-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

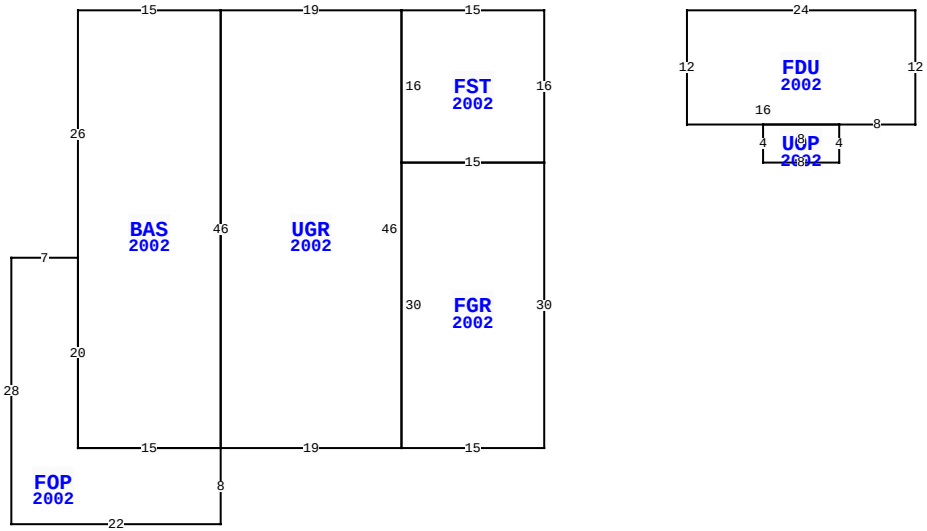
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	690	100	690	65,485
FDU	288	65	187	17,747
FGR	450	55	248	23,537
FOP	316	30	95	9,016
FST	240	55	132	12,527
UGR	874	45	393	37,298
UOP	32	20	6	570
TOTALS	2,890		1,751	166,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	111.0000	105.45	184,643	2002	2002	0	0	0	10.00	90.00

1 SINGLE FAM – 0% - 0 Heated Area: 690 HX Base Yr



44002 ARCHERS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	166,179
TOTAL MARKET OB/XF VALUE	1,151
TOTAL LAND VALUE - MARKET	101,760
TOTAL MARKET VALUE	269,090
SOH/AGL Deduction	27,464
ASSESSED VALUE	241,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,626
TOTAL JUST VALUE	269,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M5857	H/AC	0	04/01/2002
E9469	NEW CONSTR	2,000	04/01/2002
R991616	NEW CONSTR	0	01/03/1999
B995868	NEW CONSTR	66,574	01/03/1999
MH971920	MH MOVE-ON	0	09/01/1997
Z970856	OTHER	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0784/1260	2/12/1997	WD	Q	V		37,500
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: JONES JAMES JR & JO						
0734/1777	7/26/1995	WD	U	V	05	45,000
GRANTOR: SANDOVAL SERGIO & RHO						
GRANTEE: HIGGINBOTHAM MARVIN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2002] W15 UGR=[YR=2002] W19 BAS=[YR=2002] W15 S26 FOP=[YR=2002] W7 S28 E22 N8 W15 N20$ S20 E15 N46$ S46 E19 FGR=[YR=2002] E15 N30 W15 S30$ N46$ S16 E15 N16$ PTR=E15 FDU=[YR=2002] E24 S12 W8 UOP=[YR=2002] S4 W8 N4 E8$ W16 N12$ W15$.

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	0	0	0	216.00	SF	6.50	6.50	100	2002	2002	3	82	1,151	

LAND DESCRIPTION

TOTAL OB/XF 1,151

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	0005	OR	0.00	0.00	6.36	AC		1.00	1.00	1.00	16,000.00	16,000.00	101,760							

REVIEW DATE 11/12/2019 BY KBA Total Acres: 6.36 Total Land Value: 101,760 Market: 0 Agricultural: 0 Common: 101,760 PRINTED 08/06/2024 BY SYS