PARCELS 9-4 & 10-6
PT OF S1/2 OF SW1/4 OF SW1/4
IN OR 2451/51

REEVES LORETTA
44004 ANDERSON TRAIL
CALLAHAN, FL 32011

2024

36-2N-24-0000-0009-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

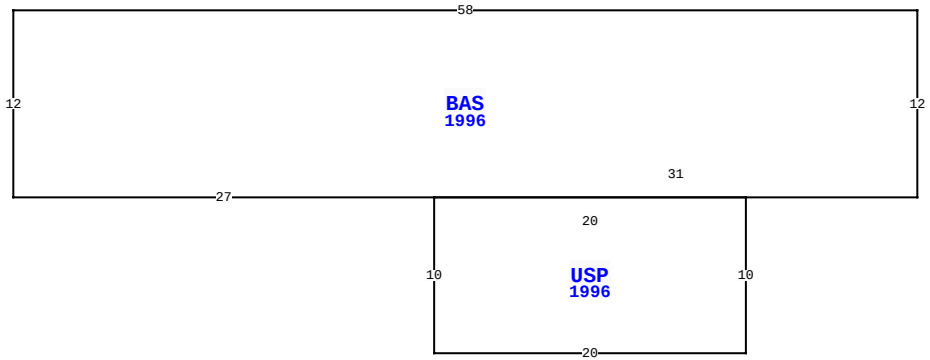
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	696	100	696	8,962
USP	200	50	100	1,288
TOTALS	896		796	10,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	796	61.3200	42.92	34,164	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 696 HX Base Yr



44004 ANDERSON TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	10,249
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	58,320
TOTAL MARKET VALUE	69,145
SOH/AGL Deduction	5,842
ASSESSED VALUE	63,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,303
TOTAL JUST VALUE	69,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2451/0051	4/08/2021	FJ	U	I	11	100
GRANTOR: DIBBLE RANDY DALLAS E						
GRANTEE: REEVES LORETTA						
1809/1197	12/05/2011	WD	U	V	30	15,000
GRANTOR: ANDERSON MICHAEL CARL						
GRANTEE: DIBBLE RANDY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W58 S12 E27 USP=[YR=1996] S10 E20 N10 W20$ E31 N12$.

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	24	12	288.00	SF	10.00	10.00	100	1980	1980	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	2.43	AC		1.00	1.00	0.80	30,000.00	24,000.00	58,320							

REVIEW DATE 03/24/2022 BY TWA Total Acres: 2.43 Total Land Value: 58,320 Market: 0 Agricultural: 0 Common: 58,320 PRINTED 08/06/2024 BY SYS