PT OF SE1/4 OF SW1/4 OF SW1/4
IN OR 2167/141
ESMT IN OR 361/460

WRIGHT WILLIAM F & PEGGY A
44062 ANDERSON TRAIL
CALLAHAN, FL 32011

2024

36-2N-24-0000-0009-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

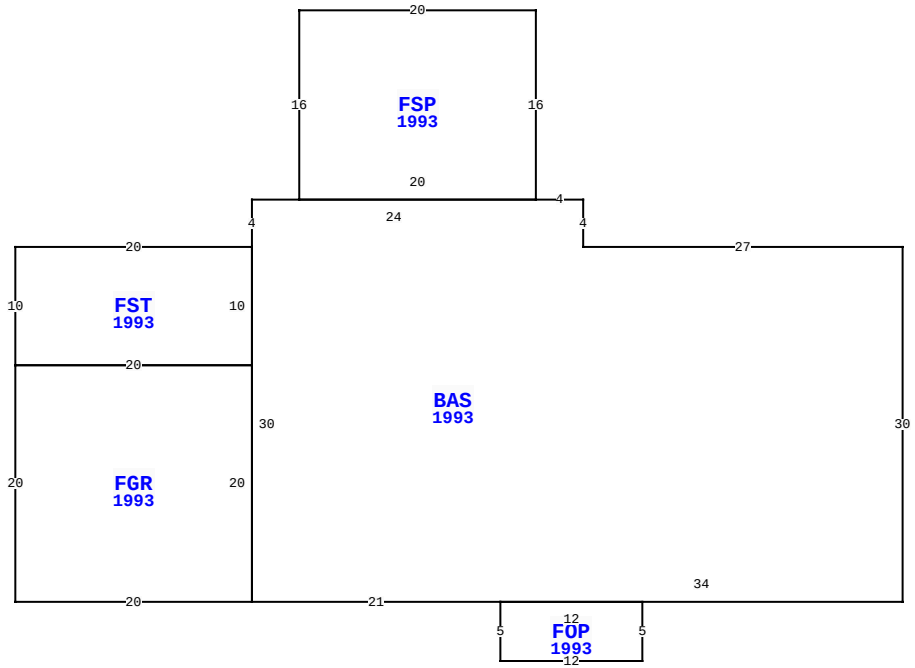
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1,762	141,366
FGR	400	55	220	17,651
FOP	60	30	18	1,444
FSP	320	40	128	10,269
FST	200	55	110	8,825
TOTALS	2,742		2,238	179,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	121.5200	115.44	258,355	1977	1982	0	0	0	30.50	69.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1762 HX Base Yr 2007



44062 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		179,557
TOTAL MARKET OB/XF VALUE		5,681
TOTAL LAND VALUE - MARKET		40,260
TOTAL MARKET VALUE		225,498
SOH/AGL Deduction		98,655
ASSESSED VALUE		126,843
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,843
TOTAL JUST VALUE		225,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4823	REPAIR/RRF	2,836	04/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/0141	12/19/2017	QC	U	I	11	100
GRANTOR: WRIGHT PEGGY A & WILL						
GRANTEE: WRIGHT WILLIAM F &						
1388/0768	2/10/2006	WD	Q	I		180,000
GRANTOR: ANDERSON CYNTHIA ANN						
GRANTEE: WRIGHT PEGGY A & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N4 W4 FSP=[YR=1993] N16 W20 S16 E20$ W24 S4 FST=[YR=1993] W20 S10 FGR=[YR=1993] S20 E20 N20 W20$ E20 N10$ S30 E21 FOP=[YR=1993] S5 E12 N5 W12$ E34 N30$.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1978	1978	3	20	818	
2	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	1978	1978	3	20	192	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2006	2006	3	27	1,555	
4	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2006	2006	3	69	2,252	
5	1242	WD DECK A	0	100	0	0	320.00	SF	10.00	10.00	100	2006	2006	3	27	864	

LAND DESCRIPTION

TOTAL OB/XF 5,681

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	1.22	AC		1.00	1.00	1.10	30,000.00	33,000.00	40,260							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.22 Total Land Value: 40,260 Market: 0 Agricultural: 0 Common: 40,260 PRINTED 08/06/2024 BY SYS