PT OF LOT 11 (S-4)
IN OR 1481/358
R108096 & R108097

REYES OMAR A
44013 CROCKET PL
CALLAHAN, FL 32011

2024

49-2N-25-4100-0011-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

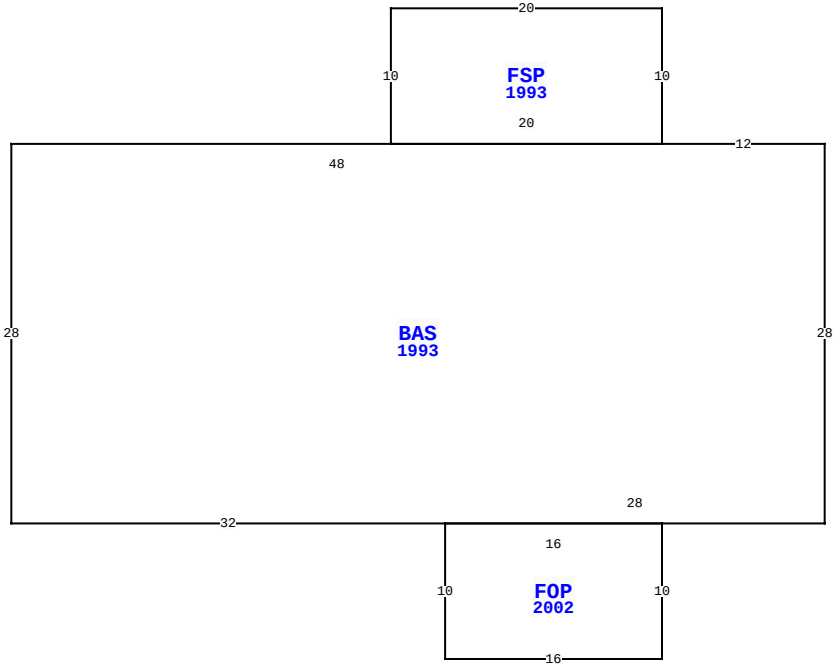
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	42,195
FOP	160	30	48	1,206
FSP	200	60	120	3,014
TOTALS	2,040		1,848	46,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,848	119.6000	83.72	154,715	1984	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1680 HX Base Yr 2007



44013 CROCKET PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		46,414
TOTAL MARKET OB/XF VALUE		2,764
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		84,178
SOH/AGL Deduction		51,590
ASSESSED VALUE		32,588
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,588
TOTAL JUST VALUE		84,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,068

MISC PL SHED = NV: 10/23KW
EYB ADJSTD FOR METAL ROOF: 10/23KW
R108096 & R108097
1984 CONCORD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992000	REPAIR/RRF	4,100	10/01/1999
4986	XFOB	2,682	06/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1481/0358	2/26/2007	WD	U	I	07	100
GRANTOR: NOBLE MARGARITA A						
GRANTEE: REYES OMAR A						
1427/1707	7/13/2006	WD	U	I	20	104,000
GRANTOR: NOBLE MARGARITA A						
GRANTEE: REYES OMAR A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=1993] N10 W20 S10 E20$ W48 S28 E32
FOP=[YR=2002] S10 E16 N10 W16$ E28 N28$.

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	1984	1984	3	56	1,960	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1984	1984	3	20	804	

LAND DESCRIPTION

TOTAL OB/XF 2,764

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS