IN OR 1269/1152
2002 FTWD DWMH
2007 HOME OF MERIT DW/MH

TYNER MARGARET S
44191 KINGBIRD DRIVE
CALLAHAN, FL 32011

2025

01-1N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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
Quality	05	Quality Level 05

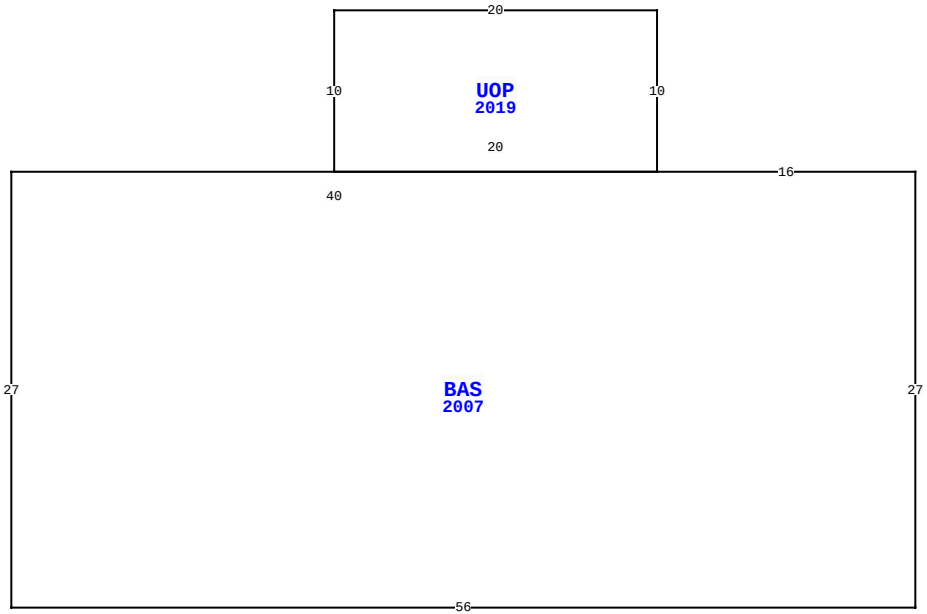
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2007	1,512	104,832
UOP	200	25	2019	50	3,467
TOTALS	1,712			1,562	108,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,562	140.6400	119.54	186,721	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2018 Heated Area: 1512 HX Base Yr



44191 KINGBIRD DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,166
TOTAL MARKET OB/XF VALUE		9,576
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		299,242
SOH/AGL Deduction		34,342
ASSESSED VALUE		264,900
TOTAL EXEMPTION VALUE	13	190,262
BASE TAXABLE VALUE		74,638
TOTAL JUST VALUE		299,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18439	ELEC OTHER	0	12/01/2006
C4773	CO ISSUED	0	04/01/2006
MH4773	MH MOVE-ON	0	04/01/2006
M11339	H/AC	0	04/01/2006
P11010	OTHER	0	04/01/2006
MH023957	MH MOVE-ON	0	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/1152	10/28/2004	WD	U	I	11	112,000
GRANTOR: THE FEDERAL HOME LOAN						
GRANTEE: TYNER ALBERT J & MA						
1228/1423	5/10/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE FEDERAL HOME LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 UOP=[YR=2019] N10 W20 S10 E20$ W40 S27 E56 N27$.

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	0681	POLE SHED	0	100	38	42	1,596.00	SF	15.00	15.00	100	2006	2006	3	40	9,576	

LAND DESCRIPTION

TOTAL OB/XF 9,576

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	000100	C	RES	100	0003	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

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Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

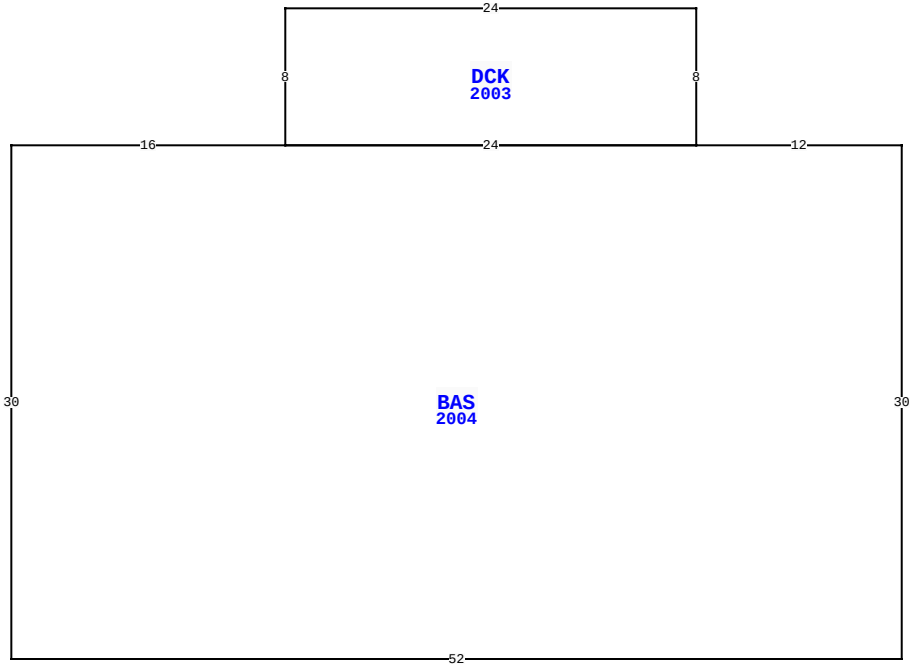
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2004	1,560	82,338
DCK	192	15	2003	29	1,531
TOTALS	1,752			1,589	83,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,589	129.3600	109.96	174,726	2002	2002	0	0	0	52.00	48.00

2 M/H 94+ – 0% - 2018 Heated Area: 1560 HX Base Yr



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GRANTOR: THE FEDERAL HOME LOAN						
GRANTEE: TYNER ALBERT J & MA						
1228/1423	5/10/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE FEDERAL HOME LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W12 W24 W16 S30 E52 N30 $
DCK=[YR=2003;ORIG=-36,0] N8 E24 S8 W24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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