BLOCK 2 LOT 7 EX S-2 & S-3
IN OR 2316/1755
R673807 & R673808

WILLIS JAMES R & PATRICIA M
44164 KINGBIRD DR
CALLAHAN, FL 32011

2025

06-1N-25-2920-0002-0071

BUILDING CHARACTERISTICS

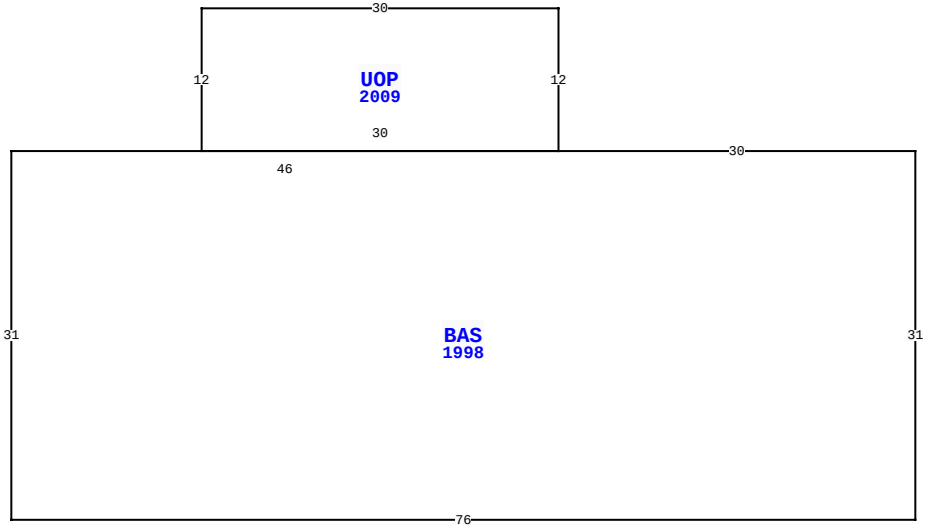
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	2,356	100	1998	2,356	117,753
UOP	360	25	2009	90	4,498
TOTALS	2,716			2,446	122,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,446	117.6000	99.96	244,502	1998	2003	0	0	0	50.00	50.00

2 M/H 94+ – 100% - 2025 Heated Area: 2356 HX Base Yr



44164 KINGBIRD DR, CALLAHAN

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

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	1998	1998	3	80	2,800	
3	0351	CARPORT MT	0	100	20	30	600.00	SF	6.90	6.90	100	2021	2021	3	90	3,726	
4	1242	WD DECK A	0	0	20	20	400.00	SF	10.00	10.00	100	2025	2022		93	3,720	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		122,251
TOTAL MARKET OB/XF VALUE		10,246
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		204,497
SOH/AGL Deduction		0
ASSESSED VALUE		204,497
TOTAL EXEMPTION VALUE	13	200,777
BASE TAXABLE VALUE		3,720
TOTAL JUST VALUE		204,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013913	CARPORT	3,880	10/12/2021
MH982375	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/1755	10/31/2019	WD	Q	I	01	120,000
GRANTOR: CAPPS PATRICK J						
GRANTEE: WILLIS JAMES R & PA						
2020/1411	12/18/2015	QC	U	I	11	100
GRANTOR: CAPPS PATRICK J & ELY						
GRANTEE: CAPPS PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W30 UOP=[YR=2009] N12 W30 S12 E30$ W46 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,246

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	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	72,000.00	72,000.00	72,000							

REVIEW DATE 05/04/2022 BY HS Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS