BLOCK 1 LOTS 1 & 2 (EX S-1)
PT OR 721/1014
NEWCOMB SUB SOUTH CALLAHAN

LESSARD TINA W
44411 NASSAU AV
CALLAHAN, FL 32011

2025

31-2N-25-2920-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

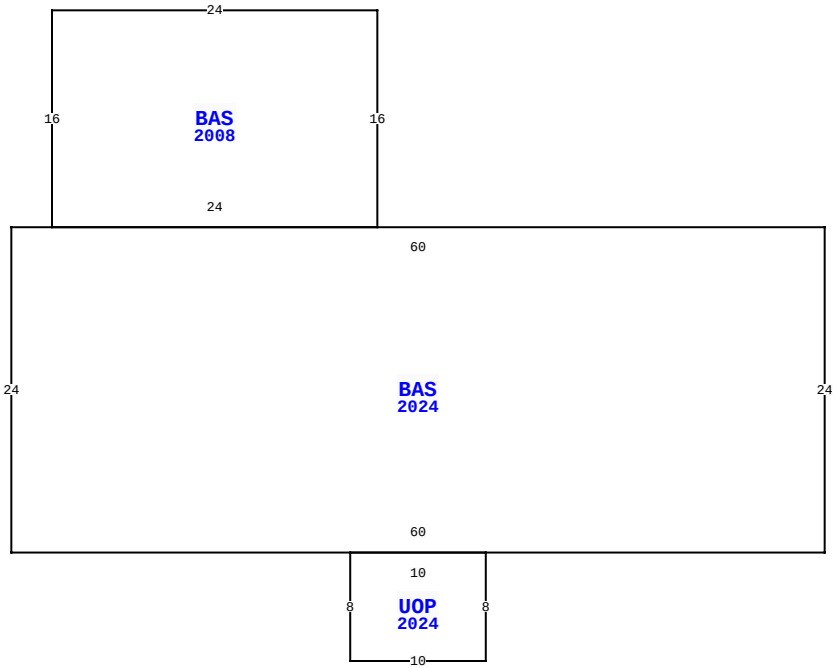
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	384	100	2008	384	11,225
BAS	1,440	100	2024	1,440	42,094
UOP	80	25	2024	20	585
TOTALS	1,904			1,844	53,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,844	121.8000	97.44	179,679	1986	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1824 HX Base Yr



44214 FLYNN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	53,904
TOTAL MARKET OB/XF VALUE	4,508
TOTAL LAND VALUE - MARKET	91,700
TOTAL MARKET VALUE	150,112
SOH/AGL Deduction	49,523
ASSESSED VALUE	100,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,589
TOTAL JUST VALUE	150,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5105	CO ISSUED	0	07/01/2008
MH5105	MH MOVE-ON	0	07/01/2008
P13377	OTHER	0	07/01/2008
M13930	MECH OTHER	0	06/01/2008
MH3193	MH MOVE-ON	0	07/01/2000
MH1857	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/1014	1/09/1995	WD	Q	V	01	100

GRANTOR: WESCH MAXIE LOU
GRANTEE: LESSARD TINA W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-27,16] E60 S24 W60 N24 $
BAS=[YR=2008;ORIG=0,0] W24 S16 E24 N16 $
UOP=[YR=2024;ORIG=-2,40] E10 S8 W10 N8 $
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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	0350	CARPORT WD	0	0	24	20	480.00	SF	6.50	6.50	100	2001	2001	3	20	624	
2	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	21.30	100	2001	2001	3	20	682	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120	
4	0752	USP	0	0	0	0	428.00	SF	15.00	15.00	100	2002	2002	3	29	1,862	
5	1242	WD DECK A	0	0	10	11	110.00	SF	10.00	10.00	100	2002	2002	3	20	220	

LAND DESCRIPTION

TOTAL OB/XF 4,508

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000100	C	RES	0		OR	0.00	0.00	1.62	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,700							

REVIEW DATE 08/20/2024 BY TWA Total Acres: 2.62 Total Land Value: 91,700 Market: 0 Agricultural: 0 Common: 91,700 PRINTED 07/30/2025 BY SYS