BLOCK 1 PT OF LOT 2
IN OR 2386/624
NEWCOMB SUB SOUTH CALLAHAN

JOHNSON JESSE RAY
822 ACAPULCO RD
JACKSONVILLE, FL 32216

2025

31-2N-25-2920-0001-0021

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 60
Interior Floo	08	SHT VINYL 40
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

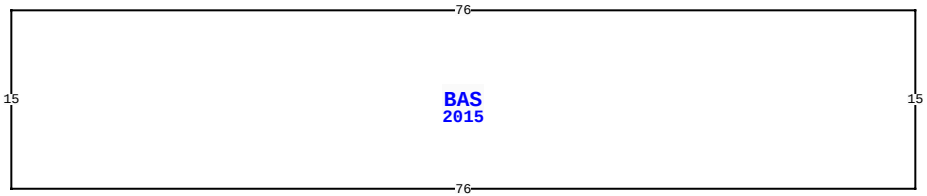
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2015	1,140	97,453
TOTALS	1,140			1,140	97,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	139.6800	118.73	135,352	2014	2014	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 2024 Heated Area: 1140 HX Base Yr



44195 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	97,453
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	86,400
TOTAL MARKET VALUE	183,853
SOH/AGL Deduction	11,406
ASSESSED VALUE	172,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,447
TOTAL JUST VALUE	183,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1337	3/24/2023	QC	U	I	11	100
GRANTOR: CRAWFORD MARY A						
GRANTEE: JOHNSON JESSE RAY						
2386/0624	8/24/2020	FJ	U	I	11	0
GRANTOR: WAINWRIGHT BRIAN EST						
GRANTEE: CRAWFORD MARY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S15 E76 N15$.

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
1	000100	C	RES	0	0005	OR	0.00	0.00	1.92	AC		1.00	1.00	1.00	45,000.00	45,000.00	86,400							

REVIEW DATE 06/04/2021 BY KBA Total Acres: 1.92 Total Land Value: 86,400 Market: 0 Agricultural: 0 Common: 86,400 PRINTED 07/30/2025 BY SYS