

BLOCK 1 LOT PT OF 3 (S-1)
IN OR 1485/1256
ESMT IN OR 464/196

COOPER ROBERT & JUDY
44145 FLYNN ROAD
CALLAHAN, FL 32011

2025

31-2N-25-2920-0001-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

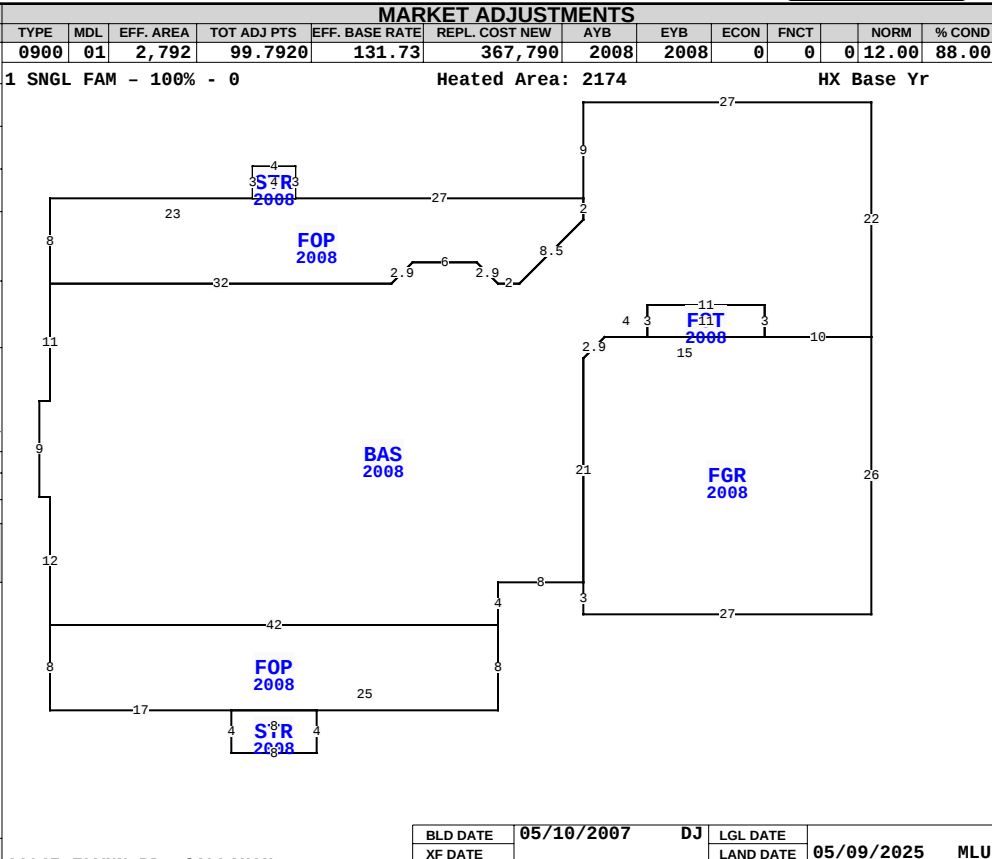
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100	2008	2,174	252,015
FGR	700	55	2008	385	44,630
FOP	336	30	2008	101	11,708
FOP	366	30	2008	110	12,751
FST	33	55	2008	18	2,086
STR	12	10	2008	1	116
STR	32	10	2008	3	348

TOTALS	3,653			2,792	323,655
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	12	46	240.00	SF	15.00	15.00	100	1980
2	0811	CONCRETE B	0 100	0	0	512.00	SF	5.20	5.20	100	1985
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008
4	1127	BRICK 8"	0 100	12	4	48.00	SF	5.50	5.50	100	2008
5	0812	CONCRETE C	0 100	0	0	2,634.00	SF	4.00	4.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	4.73	AC	1.00



44145 FLYNN RD, CALLAHAN	BLD DATE 05/10/2007	DJ	LGL DATE	05/09/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 4	6
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			386,405	
TOTAL MARKET OB/XF VALUE			13,239	
TOTAL LAND VALUE - MARKET			141,900	
TOTAL MARKET VALUE			541,544	
SOH/AGL Deduction			60,207	
ASSESSED VALUE			481,337	
TOTAL EXEMPTION VALUE	13		439,450	
BASE TAXABLE VALUE			41,887	
TOTAL JUST VALUE			541,544	
NCON VALUE			13,759	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			452,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5376	CO ISSUED	0	11/03/2011
M16580	H/AC	0	10/01/2011
P15021	NEW CONSTR	0	10/01/2011
M13622	MECH OTHER	0	02/01/2008
P12931	OTHER	0	01/01/2008
C20888	CO ISSUED	0	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1256	3/16/2007	WD	Q	I	01	65,900
GRANTOR: DELANO SCOTT & TARINA						
GRANTEE: COOPER ROBERT & JUD						
1435/0148	8/04/2006	WD	U	I	11	186,000
GRANTOR: TAYLOR JOHN A & FLORE						
GRANTEE: DELANO SCOTT & TARI						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W27 S9 FOP=[YR=2008] W27 STR=[YR=2008] N3 W4 S3 E4 \$ W23 S8 E32 R2 U2 E6 R2 D2 E2 R6 U6 N2 \$ S2 D6 L6 W2 U2 L2 W6 D2 L2 W32 S11 W1 S9 E1 S12 FOP=[YR=2008] S8 E17 STR=[YR=2008] S4 E8 N4 W8 \$ E25 N8 W42 \$ E42 N4 E8 FGR=[YR=2008] S3 E27 N26 W10 FST=[YR=2008] N3 W11 S3 E11 \$ W15 L2 D2 S21 \$ N21 U2 R2 E4 N3 E11 S3 E10 N22 \$.											

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[illegible]

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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	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	784	100
	2012	784
		41,887
TOTALS	784	784 41,887

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	116.4000	98.94	77,569	2005	2005	0	0	0	46.00	54.00
3 M/H 94+ - 0% - 0												
Heated Area: 784												
HX Base Yr												
14 56 56 14 BAS 2012												

BLD DATE	05/10/2007	DJ	LGL DATE	
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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
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	600	100	2024	600	13,759
TOTALS	600			600	13,759

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	600	63.2500	23.40	14,040	2022	2022	0	0	0	2.00	98.00	
4 GARAGE RES - 100% - 2025													
Heated Area: 600													
HX Base Yr													
20 30 BAS 2024 30 20													
44145 FLYNN RD, CALLAHAN													
		BLD DATE		05/10/2007		DJ		LGL DATE		05/09/2025		MLU	
		XF DATE						LAND DATE					
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PREVIOUS YEAR MKT VALUE										452,725				