

BLOCK 1 LOT PT OF 3 S-2 & E198
FT OF N210 FT OF LOT 14 S-1
IN OR 1176/1166

FLYNN JANICE H
44146 FLYNN ROAD
CALLAHAN, FL 32011

2025

31-2N-25-2920-0001-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

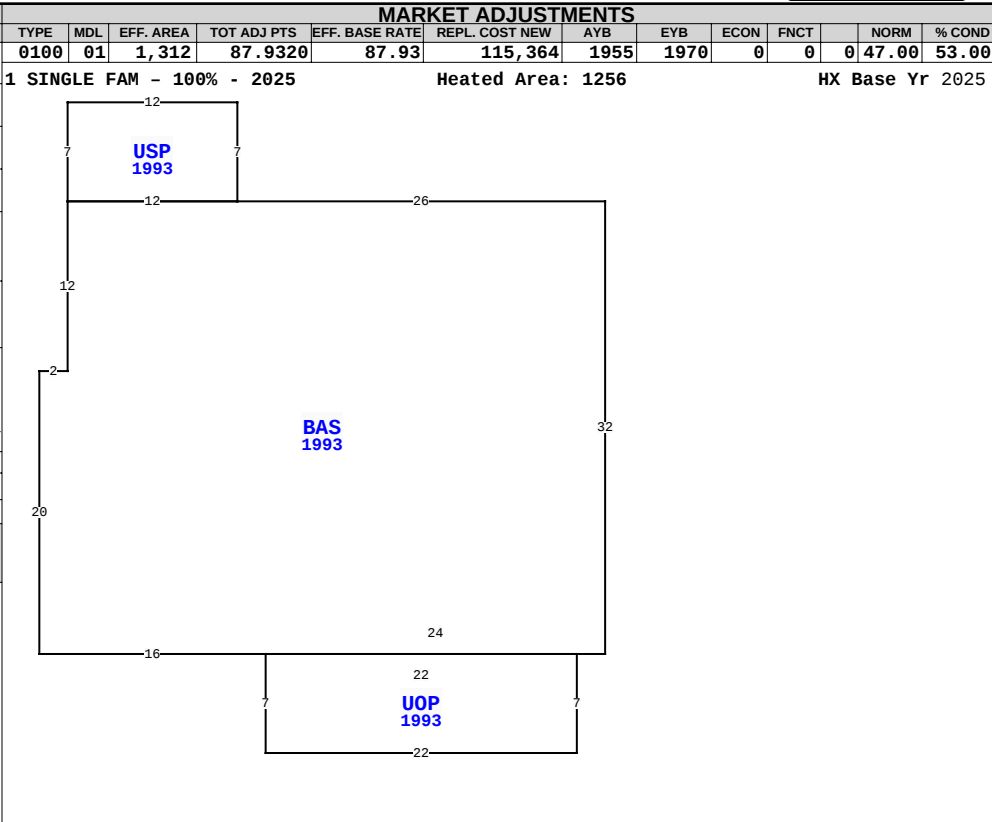
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1993	1,256	58,533
UOP	154	20	1993	31	1,445
USP	84	30	1993	25	1,165

TOTALS	1,494			1,312	61,143
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	16	10	160.00	SF	18.30	
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	18.30	
3	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	1.13

REVIEW DATE 05/04/2020 BY KBA



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

TOTAL OB/XF									
2,387									

Total Acres: 1.13 Total Land Value: 50,850 Market: 0 Agricultural: 0 Common: 50,850

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		74,943	
TOTAL MARKET OB/XF VALUE		2,387	
TOTAL LAND VALUE - MARKET		50,850	
TOTAL MARKET VALUE		128,180	
SOH/AGL Deduction		0	
ASSESSED VALUE		128,180	
TOTAL EXEMPTION VALUE		HX HB WX VX	
BASE TAXABLE VALUE		67,458	
TOTAL JUST VALUE		128,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		114,031	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15931	GARAGE	33,264	08/01/2005
E15640	ELEC OTHER	600	08/01/2005
R08147	REPAIR/RRF	2,000	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1176/1166	10/01/2003	WD U	I	I	07	100	
GRANTOR: FLYNN EDITH PULLING E							
GRANTEE: FLYNN WALTER C & JA							
1159/1098	8/05/2003	WD Q	I	I	01	9,800	
GRANTOR: FLYNN EDITH PULLING E							
GRANTEE: FLYNN WALTER C & JA							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS=[YR=1993] W26 USP=[YR=1993] N7 W12 S7 E12\$ W12 S12 W2 S20 E16 UOP=[YR=1993] S7 E22 N7 W22\$ E24 N32 \$.							

FLYNN JANICE H
44146 FLYNN ROAD
CALLAHAN, FL 32011

31-2N-25-2920-0001-0032

[illegible]