

BLOCK 1 LOTS 4 13 &
PT LOT 14 (S-2)
IN OR 756 PG 725

DELANO SCOTT R & TARINA A
44002 FLYNN ROAD
CALLAHAN, FL 32011

2025

31-2N-25-2920-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	2,614	100	2003	2,614	289,960
FGR	575	55	2003	316	35,053
FOP	299	30	2003	90	9,984
FOP	320	30	2003	96	10,649
PTO	24	5	2003	1	111
PTO	40	5	2003	2	222
UUS	392	50	2003	196	21,742
TOTALS	4,264			3,315	367,718

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0 100	8	24	192.00	SF	15.00	15.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0811	CONCRETE B	0 100	0	0	968.00	SF	5.20	5.20
4	1127	BRICK 8"	0 100	18	3	54.00	SF	11.00	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	13.06
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.06

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,315	93.9780	124.05	411,226	2003	2003	0	0
1 SNGL FAM - 100% - 1997									
Heated Area: 2614									
HX Base Yr 1997									

44002 FLYNN RD, CALLAHAN				XF DATE		LAND DATE				05/21/2023	MLU
				INC DATE		AG DATE				10/24/2024	KB
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
192.00	SF	15.00	15.00	100	1985	1985	3	20	576		
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010		
968.00	SF	5.20	5.20	100	2003	2003	3	82	4,128		
54.00	SF	11.00	11.00	100	2003	2003	3	95	564		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		367,718	
TOTAL MARKET OB/XF VALUE		8,278	
TOTAL LAND VALUE - MARKET		247,430	
TOTAL MARKET VALUE		425,828	
SOH/AGL Deduction		206,872	
ASSESSED VALUE		218,956	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		168,234	
TOTAL JUST VALUE		623,426	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		589,540	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305082	MODULAR ROOF	20,000	04/19/2023
B10236	NEW CONSTR	212,871	09/01/2002
R4430	REPAIR/RRF	3,500	09/01/2002
3667	MH MOVE-ON	0	11/01/2001
5055	XFOB	71,940	07/27/1988
5255	NEW CONSTR	1,500	07/27/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0756/0725	4/09/1996	WD	Q	I		97,000	
GRANTOR: RUSSELL GEORGE W							
GRANTEE: DELANO SCOTT R & TA							
0545/1019	6/16/1988	WD	Q	I		80,000	
GRANTOR: HALL RONALD & LINDA							
GRANTEE: RUSSELL GEORGE W							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003] W17 FOP=[YR=2003] W5 PTO=[YR=2003] N5 W8 S5 E8 \$ W32 S4 E2 S3 E4 S2 E5 N2 E8 S2 E18 N9 \$ S9 W18 N2 W8 S2 W5 N2 W4 N3 W2 N14 W25 S27 FGR=[YR=2003] S23 E25 N23 W25 \$ E25 S20 E8 S6 FOP=[YR=2003] S8 E16 PTO=[YR=2003] S3 E8 N3 W8 \$ E24 N8 W40 \$ E40 N6 E6 N37 \$ PTR= E15 UUS=[YR=2003] E14 S28 W14 N28 \$ W15 \$.									