BLOCK 1 LOTS 17 & 18
IN OR 1088/1064
NEWCOMB SUB SOUTH CALLAHAN

LESSARD TINA W & JOHN
44411 NASSAU AVE
CALLAHAN, FL 32011

2025

31-2N-25-2920-0001-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44319 NASSAU AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	31,875
TOTAL LAND VALUE - MARKET	191,490
TOTAL MARKET VALUE	223,365
SOH/AGL Deduction	35,332
ASSESSED VALUE	188,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,033
TOTAL JUST VALUE	223,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4870	MH MOVE-ON	0	12/14/2006
M12264	MECH OTHER	0	11/01/2006
P11751	OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1088/1064	10/18/2002	QC	Q	I	01	100

GRANTOR: LESSARD TINA W

GRANTEE: LESSARD TINA & JOHN

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
3	0752	USP	0	0	16	10	160.00	SF	15.00	15.00	100	1997	1997	3	24	576	
4	0940	SHEDS/PORT	0	0	16	14	224.00	SF	20.10	20.10	100	2000	2000	3	20	900	
5	0201	BARN WD 10	0	0	36	60	2,160.00	SF	17.00	17.00	100	2003	2003	3	30	11,016	
6	0681	POLE SHED	0	0	42	14	588.00	SF	15.00	15.00	100	2007	2007	3	44	3,881	
7	0476	VF 6 SBPL	0	0	0	0	144.00	LF	32.00	32.00	100	2010	2010	3	76	3,502	

LAND DESCRIPTION

TOTAL OB/XF 31,875

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	4.32	AC		1.00	1.00	1.00	19,500.00	19,500.00	84,240							
2	000100	C	RES	0		OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	107,250							

REVIEW DATE 03/30/2022 BY TWA Total Acres: 9.82 Total Land Value: 191,490 Market: 0 Agricultural: 0 Common: 191,490 PRINTED 07/30/2025 BY SYS