BLOCK 1 E134.45 FT OF LOT 27
IN OR 1971/1177
NEWCOMB SUB SOUTH CALLAHAN

STONE ERIK & STARR
44001 COMMANCHEE RD
CALLAHAN, FL 32011

2025

31-2N-25-2920-0001-0271

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

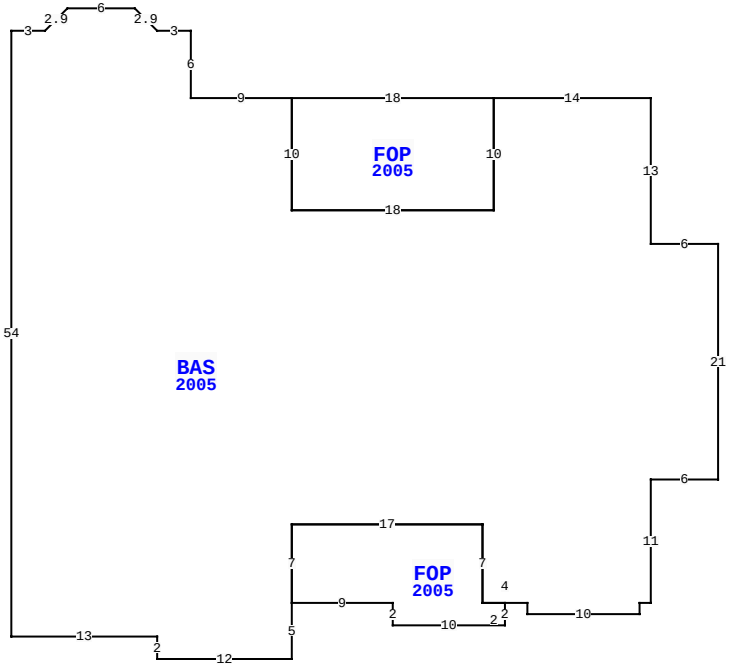
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,613	100	2005	2,613	280,342
FOP	139	30	2005	42	4,506
FOP	180	30	2005	54	5,793
TOTALS	2,932			2,709	290,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,709	91.0656	120.21	325,649	2005	2005	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2018 Heated Area: 2613 HX Base Yr 2018



44001 COMMANCHEE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		290,642
TOTAL MARKET OB/XF VALUE		95,434
TOTAL LAND VALUE - MARKET		87,300
TOTAL MARKET VALUE		473,376
SOH/AGL Deduction		172,263
ASSESSED VALUE		301,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,391
TOTAL JUST VALUE		473,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005768	SWIM POOL	30,000	10/01/2017
B1530312	GARAGE	77,994	04/01/2015
M09409	MECH OTHER	0	03/01/2005
P08913	OTHER	0	02/01/2005
E0414082	ELEC OTHER	3,500	12/01/2004
R047010	REPAIR/RRF	3,790	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1971/1177	3/27/2015	SW	U	I	12	175,600
GRANTOR: FANNIE MAE						
GRANTEE: STONE ERIK & STARR						
1958/0565	1/20/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20	100	2005	2005	3	84	3,407	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2017	2017	3	81	28,917	
4	0855	CONC PAVER	0	100	0	0	961.00	SF	10.00	10.00	100	2017	2017	3	96	9,226	
5	0810	CONCRETE A	0	100	0	0	631.00	SF	3.97	3.97	100	2017	2017	3	96	2,402	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2006	2006	3	24	1,152	
7	0510	GARAGE WD-	0	100	30	60	1,800.00	SF	35.00	35.00	100	2015	2015	3	75	47,250	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W6 N13 W14 FOP=[YR=2005] W18 S10 E18 N10$ S10 W18 N10 W9 N6 W3 U2 L2 W6 D2 L2 W3 S54 E13 S2 E12 N5 FOP=[YR=2005] E9 S2 E10 N2 W2 N7 W17 S7$ N7 E17 S7 E4 S1 E10 N1 E1 N11 E6 N21$.

LAND DESCRIPTION

TOTAL OB/XF 95,434

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	100	0007	OR	0.00	0.00	1.94	AC		1.00	1.00	1.00	45,000.00	45,000.00	87,300							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 1.94 Total Land Value: 87,300 Market: 0 Agricultural: 0 Common: 87,300 PRINTED 07/30/2025 BY SYS