

WESCH DEBORAH
44275 COMMANCHEE RD
CALLAHAN, FL 32011

31-2N-25-2920-0001-0300

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 6				Tax Dist:					
BUILDING MARKET VALUE				176,825					
TOTAL MARKET OB/XF VALUE				12,851					
TOTAL LAND VALUE - MARKET				150,300					
TOTAL MARKET VALUE				237,201					
SOH/AGL Deduction				126,008					
ASSESSED VALUE				111,193					
TOTAL EXEMPTION VALUE				HX HB		50,722			
BASE TAXABLE VALUE				60,471					
TOTAL JUST VALUE				339,976					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				303,362					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
MH3482		MH MOVE-ON		0		05/01/2001			
B00		NEW CONSTR		82,935		12/01/2000			
MH971812		MH MOVE-ON		0		06/01/1997			
93660		NEW CONSTR		82,935		01/01/1994			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0781/1891		1/10/1997		QC	Q	I	06	12,000	
GRANTOR: HALE THOMAS EDWIN									
GRANTEE: HALE DEBORAH WESCH									
0771/1637		9/24/1996		QC	U	I	07	100	
GRANTOR: HALE DEBORAH W & THOM									
GRANTEE: HALE DEBORAH WESCH									
BUILDING NOTES									
BUILDING DIMENSIONS									
USP=[YR=1995] W22 BAS=[YR=1995] W26 S34 E18 UOP=[YR=1995] E30 N26 W8 S18 W22 S8\$ N8 E22 N18 W14 N8\$ S8 E22 N8\$ PTR= E15 FUS=[YR=1995] N34 E18 S34 W18\$ W15\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
45,000									
740									
1,785									
05,300									
Common: 45,000				PRINTED 07/30/2025 BY SYS					