BLOCK 4 PT OF LOT 4
IN OR 813 PG 1436
ESMT IN OR 719/1763

RAFADA JESSE C & NANCY
44120 COMMANCHEE ROAD
CALLAHAN, FL 32011

2025

31-2N-25-2920-0004-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

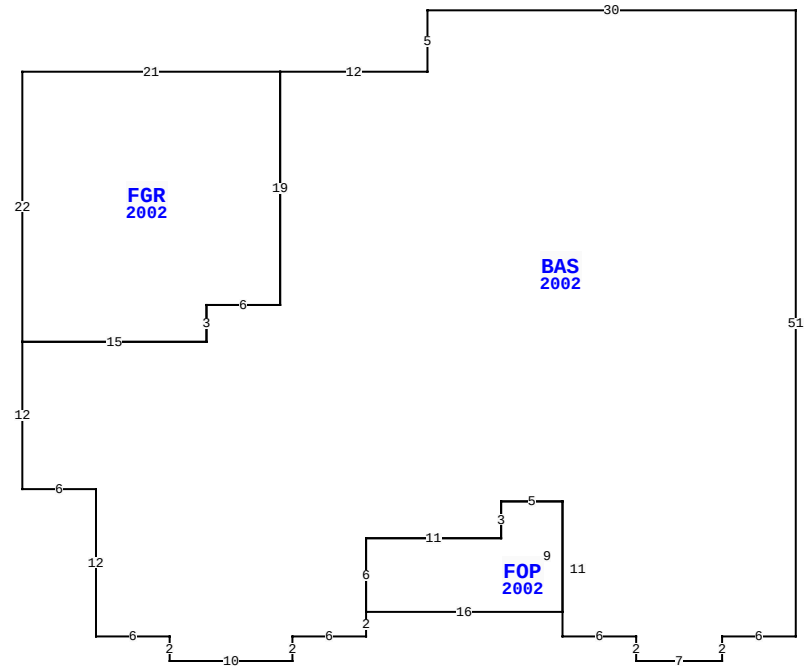
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,423	100	2002	2,423	297,313
FGR	444	55	2002	244	29,940
FOP	111	30	2002	33	4,050
TOTALS	2,978			2,700	331,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,700	104.4480	137.87	372,249	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 1999 Heated Area: 2423 HX Base Yr 1999



44120 COMMANCHEE RD, 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		337,320
TOTAL MARKET OB/XF VALUE		17,269
TOTAL LAND VALUE - MARKET		116,100
TOTAL MARKET VALUE		470,689
SOH/AGL Deduction		260,001
ASSESSED VALUE		210,688
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,966
TOTAL JUST VALUE		470,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015268	H/AC	0	08/01/2001
P0146654	NEW CONSTR	0	04/01/2001
B0108084	NEW CONSTR	135,000	03/01/2001
B0108026	XFOB	17,500	02/01/2001
MHU94740	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0813/1436	11/17/1997	WD	U	I	07	100
GRANTOR: GRIFFIN FRANK A & HED						
GRANTEE: RAFADA JESSE & NANC						
0797/0223	6/19/1997	WD	Q	I		73,000
GRANTOR: GRIFFIN FRANK & HEDY						
GRANTEE: RAFADA JESSE & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 S5 W12 FGR=[YR=2002] W21 S22 E15 N3 E6 N19$ S19 W6 S3 W15 S12 E6 S12 E6 S2 E10 N2 E6 N2 FOP=[YR=2002] E16 N9 W5 S3 W11 S6 $ N6 E11 N3 E5 S11 E6 S2 E7 N2 E6 N51$.

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	0510	GARAGE WD-	0	100	12	28	336.00	SF	28.00	28.00	100	1990	1990	3	20	1,882	
2	0681	POLE SHED	0	100	8	28	224.00	SF	15.00	15.00	100	1990	1990	3	20	672	
3	0681	POLE SHED	0	100	23	12	276.00	SF	7.50	7.50	100	2000	2000	3	27	559	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
6	0812	CONCRETE C	0	100	0	0	3,094.00	SF	4.00	4.00	100	2002	2002	3	80	9,901	
7	1076	TRELLIS A	0	100	0	0	474.00	SF	7.50	7.50	100	2005	2005	3	36	1,280	

LAND DESCRIPTION

TOTAL OB/XF 17,269

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	3.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	116,100							

REVIEW DATE 05/04/2020 BY KBA Total Acres: 3.87 Total Land Value: 116,100 Market: 0 Agricultural: 0 Common: 116,100 PRINTED 07/30/2025 BY SYS

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IN OR 813 PG 1436
ESMT IN OR 719/1763

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CALLAHAN, FL 32011

2025

31-2N-25-2920-0004-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

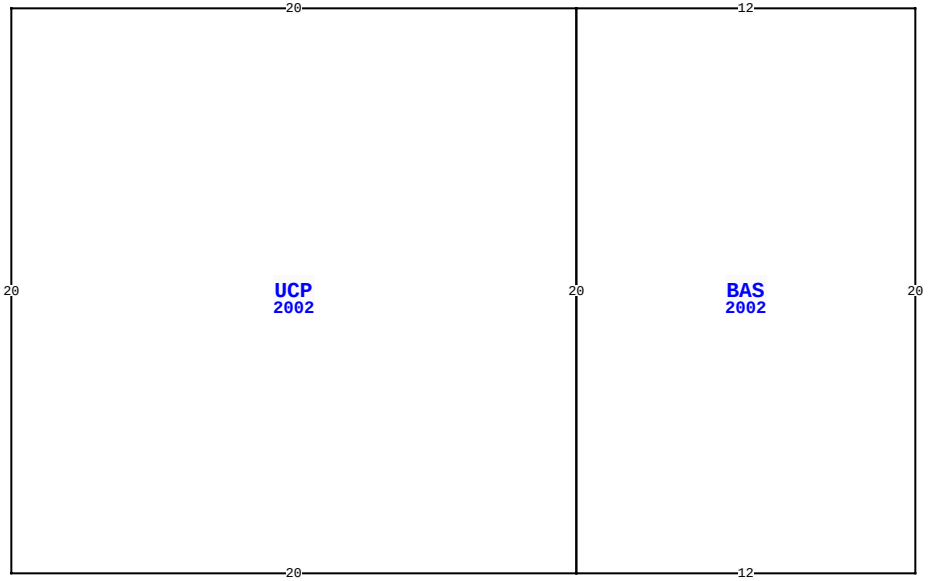
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2002	240	4,513
UCP	400	20	2002	80	1,504
TOTALS	640			320	6,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	320	78.2000	28.93	9,258	2002	2002	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 1999 Heated Area: 240 HX Base Yr 1999



44120 COMMANCHEE RD, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0797/0223	6/19/1997	WD	Q	I		73,000
GRANTOR: GRIFFIN FRANK & HEDY						
GRANTEE: RAFADA JESSE & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 UCP=[YR=2002] W20 S20 E20 N20$ S20 E12 N20$
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/04/2020 BY KBA Total Acres: 3.87 Total Land Value: 116,100 Market: 0 Agricultural: 0 Common: 116,100 PRINTED 07/30/2025 BY SYS