IN OR 2663/448
ESMT OR 545/1212

YANG YAN/ZHENG RI GUAN
1471 STARBOARD CT
FLEMING ISLAND, FL 32003

**2025**

**32-2N-25-0000-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

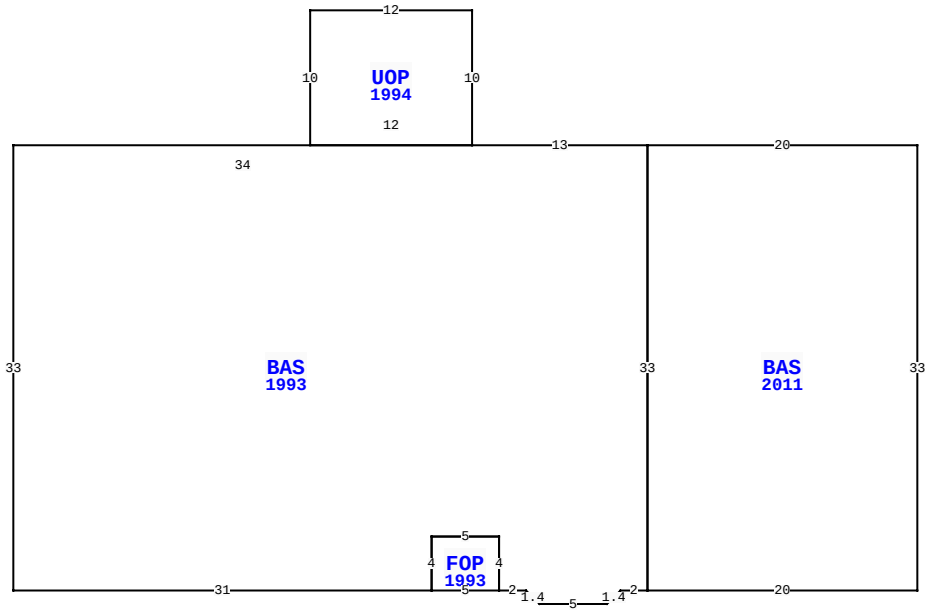
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,537 | 100 | 1993 | 1,537 | 125,849 |
| BAS | 660 | 100 | 2011 | 660 | 54,041 |
| FOP | 20 | 30 | 1993 | 6 | 491 |
| UOP | 120 | 20 | 1994 | 24 | 1,965 |
| TOTALS | 2,337 | | | 2,227 | 182,346 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,227 | 110.3480 | 110.35 | 245,749 | 1984 | 1988 | 0 | 0 | 0 | 25.80 | 74.20 |

1 SINGLE FAM – 0% - 2024 Heated Area: 2197 HX Base Yr




44147 WOODSIDE LN, CALLAHAN

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 182,346 |
| TOTAL MARKET OB/XF VALUE | 1,390 |
| TOTAL LAND VALUE - MARKET | 42,300 |
| TOTAL MARKET VALUE | 226,036 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 226,036 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 226,036 |
| TOTAL JUST VALUE | 226,036 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 208,813 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2663/448 | 8/18/2023 | WD | Q | I | 01 | 243,000 |
| GRANTOR: TANNER CHELSEA T & CH | | | | | | |
| GRANTEE: YANG YAN | | | | | | |
| 2478/1061 | 7/07/2021 | WD | Q | I | 01 | 186,000 |
| GRANTOR: CARTER SARA | | | | | | |
| GRANTEE: TANNER CHELSEA T & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W20 BAS=[YR=1993] W13 UOP=[YR=1994] N10 W12 S10 E12$ W34 S33 E31 FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E2 D1 R1 E5 U1 R1 E2 N33$ S33 E20 N33$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 235.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 91 | 1,390 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,390

| 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 | | OR | 0.00 | 0.00 | 0.94 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 42,300 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.94 Total Land Value: 42,300 Market: 0 Agricultural: 0 Common: 42,300 PRINTED 07/30/2025 BY SYS