BLOCK 2 PT OF LOT 6 (S-8)
IN OR 2790/1003 EX 6-10
NEWCOMB SUB SOUTH CALLAHAN

WEBER RACHELLE
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

32-2N-25-2920-0002-0068

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

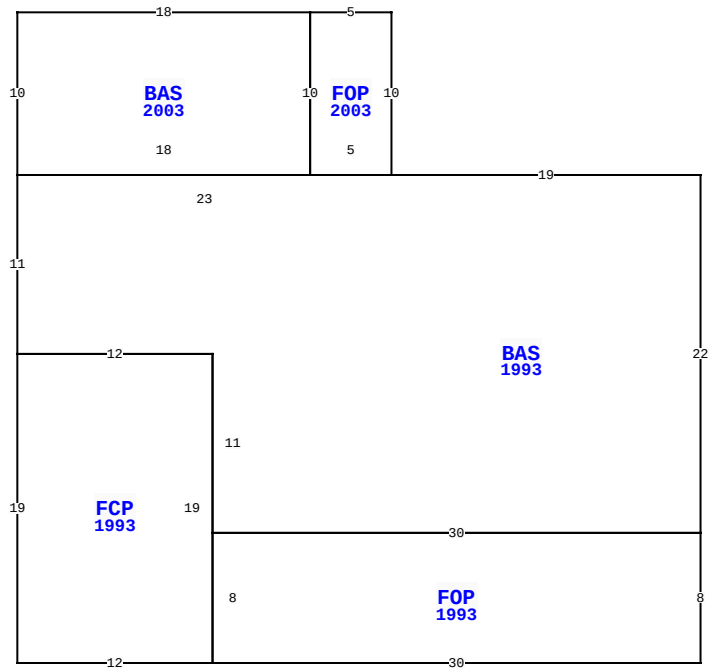
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1993	792	70,965
BAS	180	100	2003	180	16,129
FCP	228	25	1993	57	5,107
FOP	240	30	1993	72	6,451
FOP	50	30	2003	15	1,344
TOTALS	1,490			1,116	99,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,116	113.4200	113.42	126,577	1961	1969	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 2023 Heated Area: 972 HX Base Yr



44395 COMMANCHEE RD, 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	99,996
TOTAL MARKET OB/XF VALUE	2,956
TOTAL LAND VALUE - MARKET	10,350
TOTAL MARKET VALUE	113,302
SOH/AGL Deduction	0
ASSESSED VALUE	113,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,302
TOTAL JUST VALUE	113,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250006874	24*68 3/2 1988 HO	0	06/24/2025
B250005746	BLDG DEMO	1,000	05/28/2025
250005746	DEMO 1961 SFR		05/28/2025
8279	MH MOVE-ON	4,000	08/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1003	5/27/2025	QC	U	I	11	100
GRANTOR: LADIES OF CALLAHAN LL						
GRANTEE: WEBER RACHELLE						
2603/0736	11/15/2022	WD	Q	I	05	110,000
GRANTOR: GORDEN MARY & BARRY B						
GRANTEE: LADIES OF CALLAHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FOP=[YR=2003] N10 W5 BAS=[YR=2003] W18 S10 E18 N10$ S10 E5$ W23 S11 FCP=[YR=1993] S19 E12 FOP=[YR=1993] E30 N8 W30 S8$ N19 W12 $ E12 S11 E30 N22$.

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	0811	CONCRETE B	0	0	0	0	534.00	SF	5.20	5.20	100	2000	2000	3	77	2,138	
2	0940	SHEDS/PORT	0	0	16	12	192.00	SF	21.30	21.30	100	2000	2000	3	20	818	

LAND DESCRIPTION

TOTAL OB/XF 2,956

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	0007	OR	0.00	0.00	0.23	AC		1.00	1.00	1.00	45,000.00	45,000.00	10,350							

REVIEW DATE 06/24/2025 BY TW Total Acres: 0.23 Total Land Value: 10,350 Market: 0 Agricultural: 0 Common: 10,350 PRINTED 07/30/2025 BY SYS