BLOCK 2 PT OF LOT 6 (S-10)
IN OR 2603/736
NEWCOMB SUB SOUTH CALLAHAN

LADIES OF CALLAHAN LLC
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

32-2N-25-2920-0002-0610

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

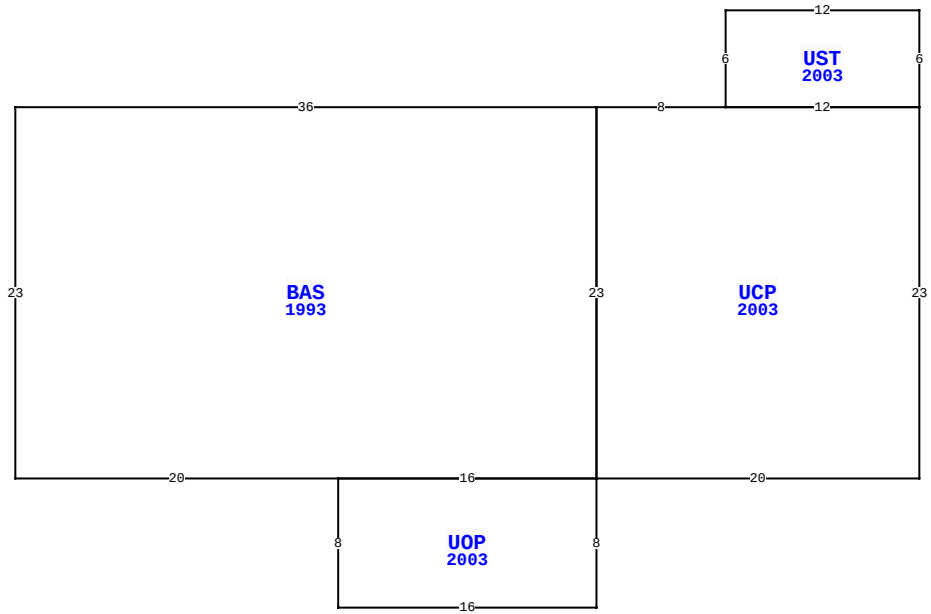
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	1993	828	20,786
UCP	460	20	2003	92	2,310
UOP	128	25	2003	32	803
UST	72	55	2003	40	1,004
TOTALS	1,488			992	24,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	992	104.6000	83.68	83,011	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 828 HX Base Yr



44385 COMMANCHEE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	24,903
TOTAL MARKET OB/XF VALUE	1,560
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	71,463
SOH/AGL Deduction	7,278
ASSESSED VALUE	64,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,185
TOTAL JUST VALUE	71,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/0736	11/15/2022	WD	Q	I	05	110,000
GRANTOR: GORDEN MARY & BARRY B						
GRANTEE: LADIES OF CALLAHAN						
2261/0794	11/18/2018	QC	U	I	11	100
GRANTOR: GORDEN MARY						
GRANTEE: GORDEN MARY & BARRY						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2003] W12 S6 UCP=[YR=2003] W8 BAS=[YR=1993] W36 S23 E20 UOP=[YR=2003] S8 E16 N8 W16$ E16 N23$ S23 E20 N23 W12$ E12 N6$.

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	0940	SHEDS/PORT	0	0	16	20	320.00	SF	15.00	15.00	100	1990	1990	3	20	960	
2	0681	POLE SHED	0	0	20	20	400.00	SF	7.50	7.50	100	1990	1990	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/09/2020 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS