BLOCK 3 PT OF LOT 3
IN OR 1244/1157
R583335 & R583336

TURNER JAMES A JR/TUNER MARY
44438 COMMANCHEE ROAD
CALLAHAN, FL 32011

2025

32-2N-25-2920-0003-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

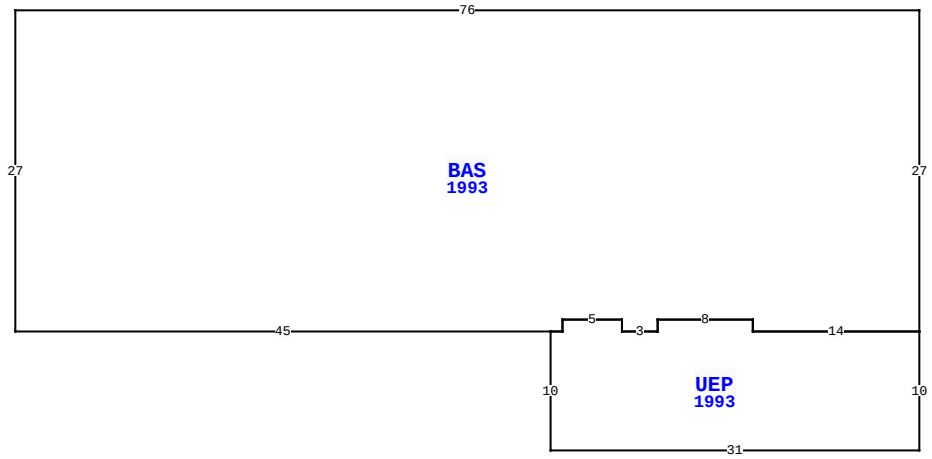
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	1993	2,039	60,485
UEP	323	70	1993	226	6,704
TOTALS	2,362			2,265	67,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,265	123.6000	98.88	223,963	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 2039 HX Base Yr 2004



44438 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		67,189
TOTAL MARKET OB/XF VALUE		6,116
TOTAL LAND VALUE - MARKET		115,500
TOTAL MARKET VALUE		188,805
SOH/AGL Deduction		116,613
ASSESSED VALUE		72,192
TOTAL EXEMPTION VALUE	HX HB	47,192
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		188,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9137	MH MOVE-ON	40,000	12/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/1157	7/09/2004	WD	Q	I	01	35,800
GRANTOR: TURNER JAMES A JR						
GRANTEE: TURNER JAMES A & MA						
0927/1340	4/07/2000	QC	Q	I	01	100
GRANTOR: TURNER JAMES A SR						
GRANTEE: TURNER JAMES A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S27 E45 UEP=[YR=1993] S10 E31 N10 W14 N1 W8 S1W3 N1 W5 S1 W1$ E1 N1 E5 S1 E3 N1 E8 S1 E14 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	
3	0350	CARPORT WD	0	100	65	28	1,820.00	SF	3.25	3.25	100	1959	1959	3	20	1,183	
4	0810	CONCRETE A	0	100	24	6	144.00	SF	6.50	6.50	100	2000	2000	3	77	721	
5	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2000	2000	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 6,116

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		OR	0.00	0.00	3.85	AC		1.00	1.00	1.00	30,000.00	30,000.00	115,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.85 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 07/30/2025 BY SYS