PT OF LOT 6
IN OR 1515/1875 & OR 1515/1877
ESMT OR 540/1258

SUTTON DAVID B
44016 BOWIE LN
CALLAHAN, FL 32011

2025

32-2N-25-4020-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

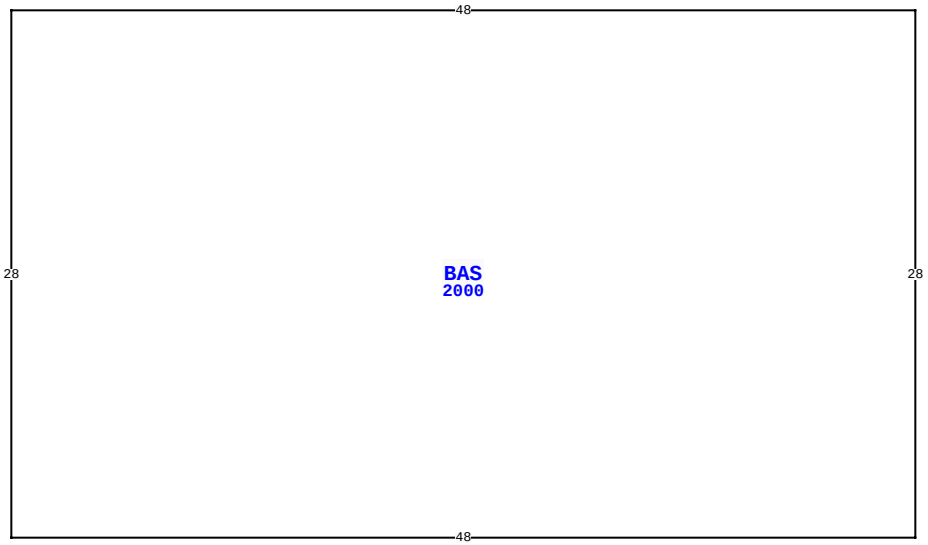
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2000	1,344	36,514
TOTALS	1,344			1,344	36,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	113.2000	90.56	121,713	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1344 HX Base Yr 2009



44016 BOWIE 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		36,514
TOTAL MARKET OB/XF VALUE		18,330
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		101,194
SOH/AGL Deduction		65,088
ASSESSED VALUE		36,106
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,106
TOTAL JUST VALUE		101,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1877	7/31/2007	QC	Q	I	01	100
GRANTOR: STEARN JONATHAN MARK						
GRANTEE: SUTTON DAVID B						
1515/1875	7/31/2007	QC	Q	I	06	41,000
GRANTOR: STERN KAREN S						
GRANTEE: SUTTON DAVID B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S28 E48 N28 $.

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	0751	UOP	0	100	8	8	64.00	SF	10.00	10.00	100	2002	2002	3	29	186	
2	0510	GARAGE WD-	0	100	20	32	640.00	SF	35.00	35.00	100	2017	2017	3	81	18,144	

LAND DESCRIPTION

TOTAL OB/XF 18,330

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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS