PT OF LOT 6 R359976
IN OR 2071/1371
EX ESMT PT OR 1514/1876

SUTTON IDA MAE/SUTTON ROBIN M
44034 BOWIE LANE
CALLAHAN, FL 32011

2025

32-2N-25-4020-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

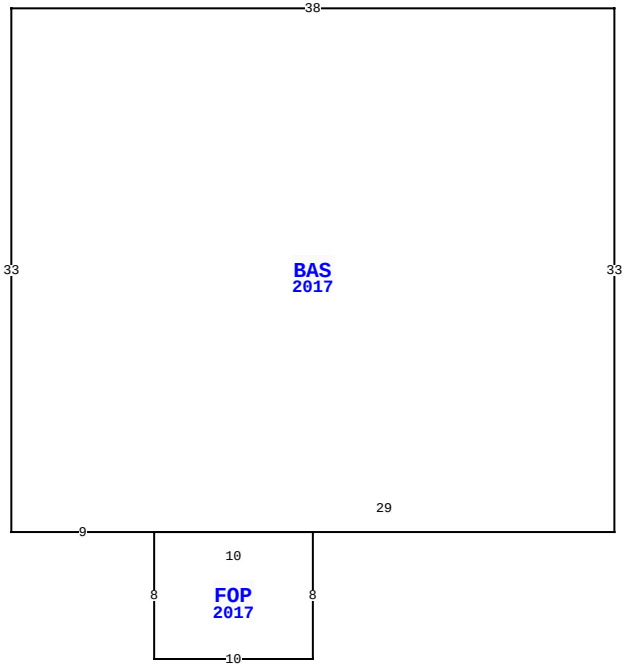
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	2017	1,254	162,934
FOP	80	30	2017	24	3,119
TOTALS	1,334			1,278	166,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,278	133.9520	133.95	171,188	2017	2017	0	0	0	3.00	97.00

2 SINGLE FAM – 100% - 0 Heated Area: 1254 HX Base Yr



44034 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		166,052
TOTAL MARKET OB/XF VALUE		9,109
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		221,511
SOH/AGL Deduction		95,918
ASSESSED VALUE		125,593
TOTAL EXEMPTION VALUE	HX HB SL	125,593
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		221,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633391	NEW CONSTR	0	11/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/1371	9/07/2016	WD	U	I	11	100
GRANTOR: SUTTON IDA MAE						
GRANTEE: SUTTON IDA M & ROBI						
0708/1929	7/13/1994	WD	Q	I	01	100
GRANTOR: SUTTON IDA MAE ETAL						
GRANTEE: SHEFFIELD IDA MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W38 S33 E9 FOP=[YR=2017] S8 E10 N8 W10$ E29 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	0940	SHEDS/PORT	0	100	8	11	88.00	SF	20.10	20.10	100	1994	1994	3	20	354	
2	0681	POLE SHED	0	100	8	12	96.00	SF	15.00	15.00	100	1994	1994	3	20	288	
3	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	2026	2023		98	8,467	

LAND DESCRIPTION

TOTAL OB/XF 9,109

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	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