PT OF LOT 6
IN OR 1927/475
EX ESMT PT OR 1514/1876

SUTTON SHELLY K
44002 BOWIE LANE
CALLAHAN, FL 32011

2025

32-2N-25-4020-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
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	02	Quality Level 02

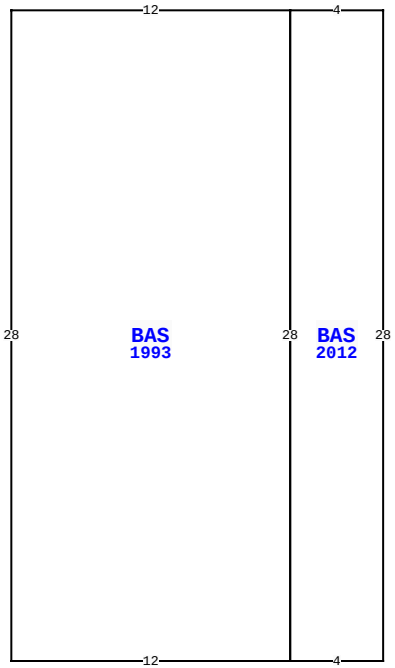
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	1993	336	13,405
BAS	112	100	2012	112	4,468
TOTALS	448			448	17,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	448	70.3000	70.30	31,494	1988	1988	0	0	0	43.25	56.75

1 SINGLE FAM – 0% - 0 Heated Area: 448 HX Base Yr



44002 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	17,873
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,800
TOTAL MARKET VALUE	64,673
SOH/AGL Deduction	5,711
ASSESSED VALUE	58,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,962
TOTAL JUST VALUE	64,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0475	7/09/2014	QC	U	I	11	100
GRANTOR: BOWEN WILLIAM A						
GRANTEE: SUTTON SHELLY K						
0708/1927	7/13/1994	WD	Q	I	01	100
GRANTOR: SUTTON IDA MAE ETAL						
GRANTEE: BOWEN WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W4 BAS=[YR=1993] W12 S28 E12 N28$ S28 E4 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS