LOT 1 & PT SE1/4 OF
SEC 32-2N-25E IN OR 1104/245
RAILROAD ESTATES PBK 6/118

YOUNG NOAH SCOTT
44185 LUCKY LANE
CALLAHAN, FL 32011

2025

32-2N-25-5750-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

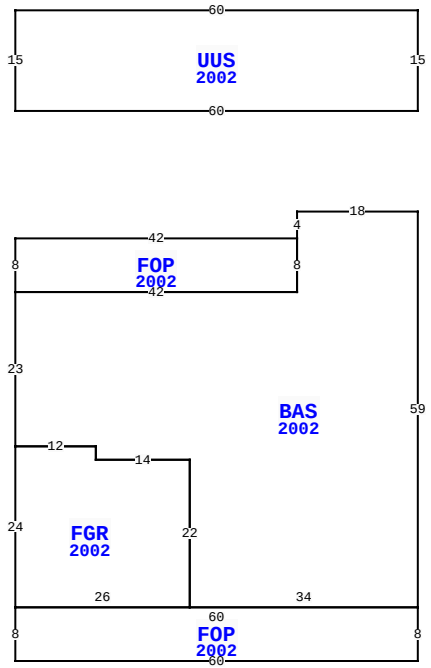
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,440	100	2002	2,440	239,150
FGR	596	55	2002	328	32,148
FOP	336	30	2002	101	9,899
FOP	480	30	2002	144	14,114
UUS	900	50	2002	450	44,106
TOTALS	4,752			3,463	339,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,463	88.9272	117.38	406,487	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2004 Heated Area: 2440 HX Base Yr 2004



44185 LUCKY LN, 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		339,417
TOTAL MARKET OB/XF VALUE		5,705
TOTAL LAND VALUE - MARKET		108,225
TOTAL MARKET VALUE		453,347
SOH/AGL Deduction		235,515
ASSESSED VALUE		217,832
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,110
TOTAL JUST VALUE		453,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108376	NEW CONSTR	118,647	06/01/2001
MH992941	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1104/0245	12/30/2002	WD	Q	I	01	20,000
GRANTOR: YOUNG NOAH & ROBIN BU						
GRANTEE: YOUNG NOAH SCOTT						
0975/1017	3/14/2001	WD	Q	V		45,000
GRANTOR: MCDOWELL ERNEST W						
GRANTEE: YOUNG NOAH SCOTT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 S4 FOP=[YR=2002] W42 S8 E42 N8$ S8 W42 S23 FGR=[YR=2002] S24 FOP=[YR=2002] S8 E60 N8 W60$ E26 N22 W14 N2 W12$ E12 S2 E14 S22 E34 N59$ PTR=N15 UUS=[YR=2002] N15 W60 S15 E60$ S15$.

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	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	2005	2005	3	84	2,730	

LAND DESCRIPTION

TOTAL OB/XF 5,705

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	5.55	AC		1.00	1.00	1.00	19,500.00	19,500.00	108,225							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.55 Total Land Value: 108,225 Market: 0 Agricultural: 0 Common: 108,225 PRINTED 07/30/2025 BY SYS