

DAVIS CYNTHIA S
46208 MIDDLE ROAD
CALLAHAN, FL 32011

34-3N-25-0000-0002-0030

NASSAU COUNTY PROPERTY							PAGE 1 of 1	4
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				68,627				
TOTAL MARKET OB/XF VALUE				10,784				
TOTAL LAND VALUE - MARKET				118,500				
TOTAL MARKET VALUE				197,911				
SOH/AGL Deduction				61,662				
ASSESSED VALUE				136,249				
TOTAL EXEMPTION VALUE				HX HB	50,722			
BASE TAXABLE VALUE				85,527				
TOTAL JUST VALUE				197,911				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				151,121				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B007616		FOUNDATION			2,000		09/01/2000	
MH003278		MH MOVE-ON			0		09/01/2000	
MH97		MH MOVE-ON			0		06/01/1997	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/0244		7/26/2005		WD	Q	I	01	100
GRANTOR:SMITH JEWELL H & CYNT								
GRANTEE:DAVIS CYNTHIA S								
1330/0169		7/01/2005		QC	Q	I	06	10,000
GRANTOR:SMITH JEWELL H								
GRANTEE:DAVIS CYNTHIA SMITH								
BUILDING NOTES								
BUILDING DIMENSIONS								
UST=[YR=2004] W11 USP=[YR=2004] W13 S18 BAS=[YR=2000] W28 S24 E11 UOP=[YR=2004] S8 E20 N8 W20 \$ E41 N24 W24 \$ E13 N18 \$ S18 E11 N18 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
18,500								
Common: 118,500 PRINTED 07/30/2025 BY SYS								