IN OR 1269/1152
ESMT OR 1457/1461

TYNER CHRISTOPHER WILLIAM
3644 MYRA ST
JACKSONVILLE, FL 32205

2026

01-1N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	05	Quality Level 05

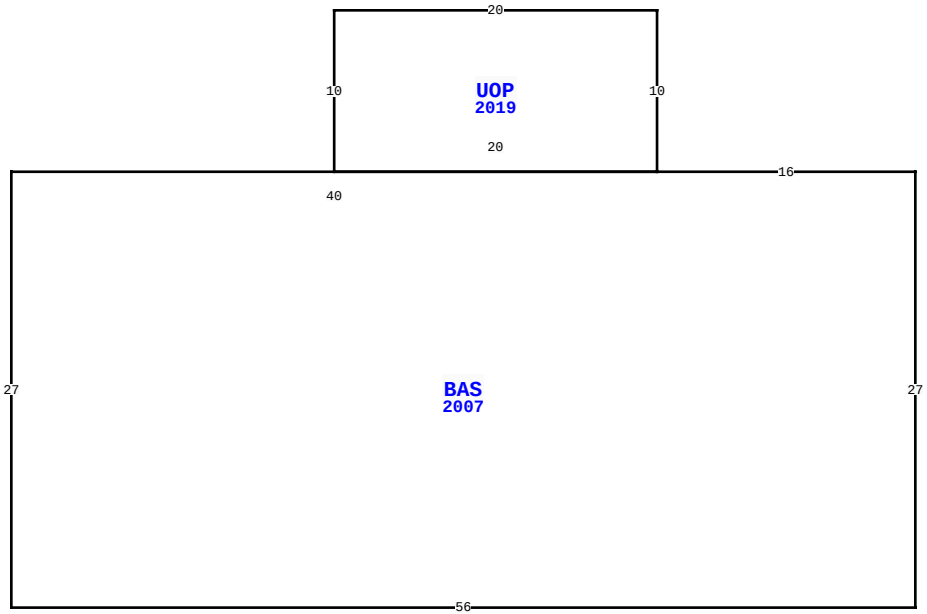
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2007	1,512	107,178
UOP	200	25	2019	50	3,544
TOTALS	1,712			1,562	110,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,562	140.6400	126.58	197,718	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 2018 Heated Area: 1512 HX Base Yr



44191 KINGBIRD DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	195,818
TOTAL MARKET OB/XF VALUE	8,618
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	309,436
SOH/AGL Deduction	31,935
ASSESSED VALUE	277,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,501
TOTAL JUST VALUE	309,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18439	ELEC OTHER	0	12/01/2006
C4773	CO ISSUED	0	04/01/2006
MH4773	MH MOVE-ON	0	04/01/2006
M11339	H/AC	0	04/01/2006
P11010	OTHER	0	04/01/2006
MH023957	MH MOVE-ON	0	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2857/0905	3/29/2026	FJ	U	I	11	0
GRANTOR: TYNER MARGARET SHARP						
GRANTEE: TYNER CHRISTOPHER W						
2857/0900	3/29/2026	FJ	U	I	11	0
GRANTOR: TYNER MARGARET SHARP						
GRANTEE: TYNER CHRISTOPHER W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 UOP=[YR=2019] N10 W20 S10 E20$ W40 S27 E56 N27$.

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	0681	POLE SHED	0	100	38	42	1,596.00	SF	15.00	15.00	100	2006	2006	3	36	8,618	

LAND DESCRIPTION

TOTAL OB/XF 8,618

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	0003	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

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Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

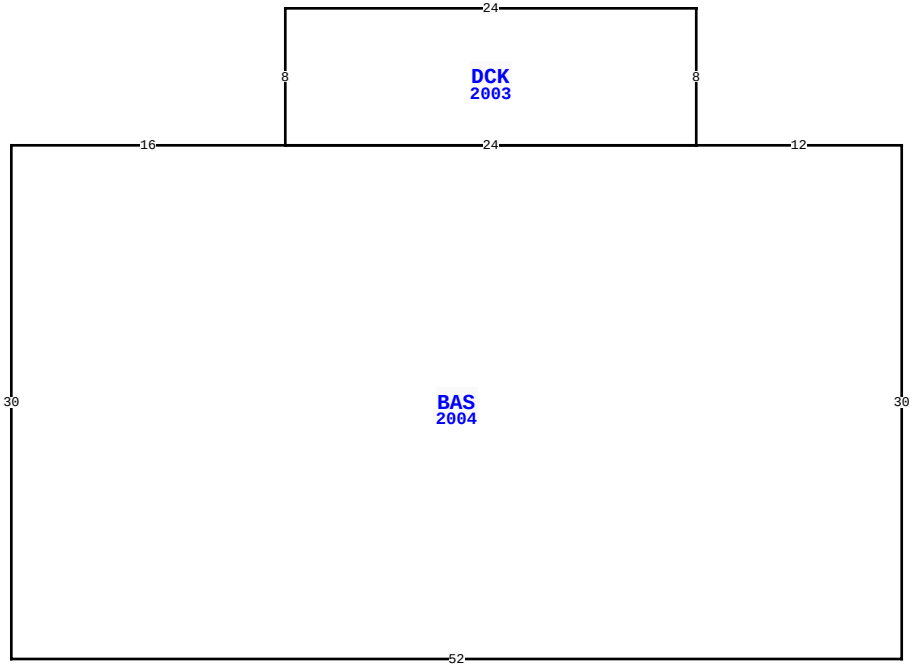
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2004	1,560	83,543
DCK	192	15	2003	29	1,553
TOTALS	1,752			1,589	85,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,589	129.3600	116.42	184,991	2002	2002	0	0	0	54.00	46.00

2 M/H 94+ 0% - 2018 Heated Area: 1560 HX Base Yr



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GRANTEE: TYNER CHRISTOPHER W						
2857/0900	3/29/2026	FJ	U	I	11	0
GRANTOR: TYNER MARGARET SHARP						
GRANTEE: TYNER CHRISTOPHER W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W12 W24 W16 S30 E52 N30 $
DCK=[YR=2003;ORIG=-36,0] N8 E24 S8 W24 $
.

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

REVIEW DATE 02/29/2024 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS