

BLOCK 1 E134.45 FT OF LOT 27
IN OR 1971/1177
NEWCOMB SUB SOUTH CALLAHAN

STONE ERIK & STARR
44001 COMMANCHEE RD
CALLAHAN, FL 32011

2026

31-2N-25-2920-0001-0271



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

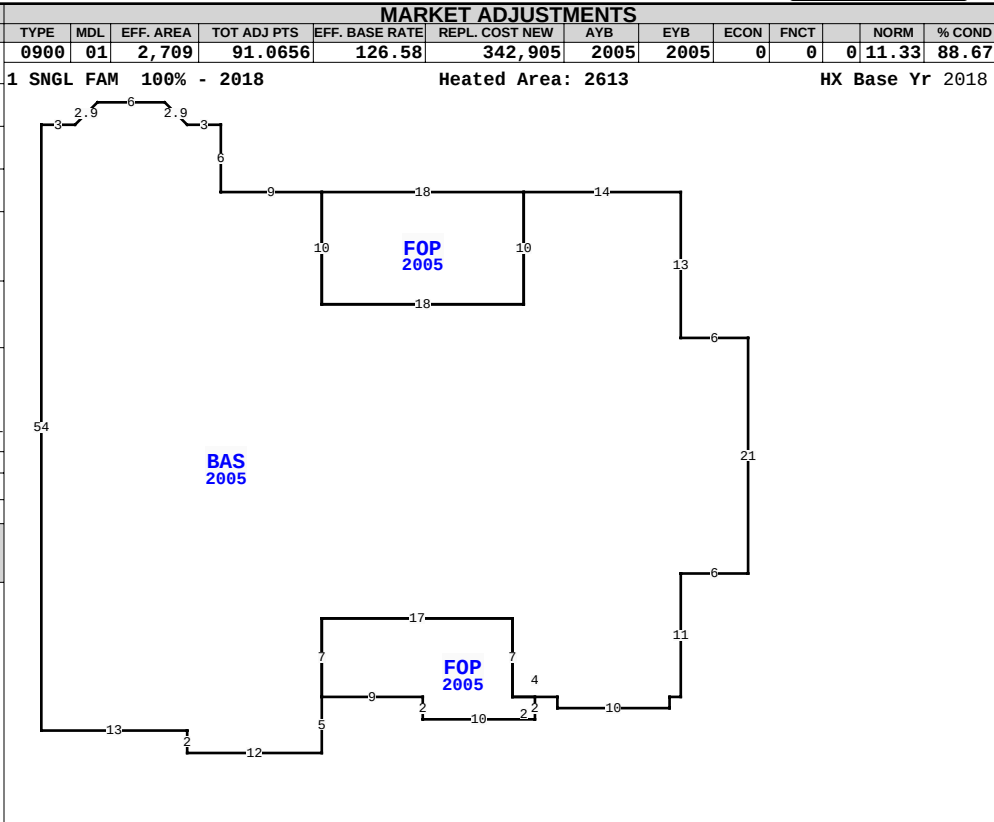
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	2005	2,613	293,280
FOP	139	30	2005	42	4,714
FOP	180	30	2005	54	6,061

TOTALS	2,932			2,709	304,054
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT 50,000.00	50,000.00
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF 30.00	30.00
7	0510	GARAGE WD-	0	100	30	60	1,800.00	SF 35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	1.94

REVIEW DATE 03/01/2024 BY KBA



44001 COMMANCHEE RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	100	2005	2005	3	87	3,045	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	100	2017	2017	04	95	47,500	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	100	2006	2006	3	22	1,056	
7	0510	GARAGE WD-	0	100	30	60	1,800.00	SF	35.00	100	2015	2015	3	71	44,730	

TOTAL OB/XF									
96,331									

Total Acres: 1.94 Total Land Value: 97,000 Market: 0 Agricultural: 0 Common: 97,000

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					304,054				
TOTAL MARKET OB/XF VALUE					96,331				
TOTAL LAND VALUE - MARKET					97,000				
TOTAL MARKET VALUE					497,385				
SOH/AGL Deduction					188,142				
ASSESSED VALUE					309,243				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					257,832				
TOTAL JUST VALUE					497,385				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					473,376				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005768	SWIM POOL	30,000	10/01/2017
B1530312	GARAGE	77,994	04/01/2015
M09409	MECH OTHER	0	03/01/2005
P08913	OTHER	0	02/01/2005
E0414082	ELEC OTHER	3,500	12/01/2004
R047010	REPAIR/RRF	3,790	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1971/1177	3/27/2015	SW	U	I	12	175,600	
GRANTOR: FANNIE MAE							
GRANTEE: STONE ERIK & STARR							
1958/0565	1/20/2015	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W6 N13 W14 FOP=[YR=2005] W18 S10 E18 N10\$ S10 W18 N10 W9 N6 W3 U2 L2 W6 D2 L2 W3 S54 E13 S2 E12 N5 FOP=[YR=2005] E9 S2 E10 N2 W2 N7 W17 S7\$ N7 E17 S7 E4 S1 E10 N1 E1 N11 E6 N21\$.									