

BLOCK 2 PT OF LOT 6 IN
OR 1002/1186 & OR 2046/103
NEWCOMB SUB-SOUTH CALLAHAN

WILLIAMS CAROLYN D/GODWIN DAVID ANTHONY JR
44427 COMMANCHEE RD
CALLAHAN, FL 32011

2026

32-2N-25-2920-0002-0067



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	616	100	2017	616	56,129
TOTALS	616			616	56,129

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	0	0	900.00	SF	30.00
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	616	107.8000	113.19	69,725	1986	1986		0	0	19.50	80.50	
1 SINGLE FAM 0% - 0 Heated Area: 616 HX Base Yr													
44													
14 BAS 2017 14													
44													

44427 COMMANCHEE RD, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/07/2026 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		56,129	
TOTAL MARKET OB/XF VALUE		11,400	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		117,529	
SOH/AGL Deduction		44,962	
ASSESSED VALUE		72,567	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		72,567	
TOTAL JUST VALUE		117,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		110,188	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006899	C0 ISSUED	0	08/02/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2046/0103	5/08/2016	QC	U	I	11	100	
GRANTOR: GODWIN DAPHENE DONNA							
GRANTEE: GODWIN DAVID ANTHON							
1242/0489	6/30/2004	QC	Q	I	01	100	
GRANTOR: ELMORE DOROTHY D							
GRANTEE: GODWIN DAPHENE DONN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W44 S14 E44 N14\$.									