BLOCK 2 PT OF LOT 6 (S-8)
IN OR 2790/1003 EX 6-10
NEWCOMB SUB SOUTH CALLAHAN

WEBER RACHELLE
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2026

32-2N-25-2920-0002-0068

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

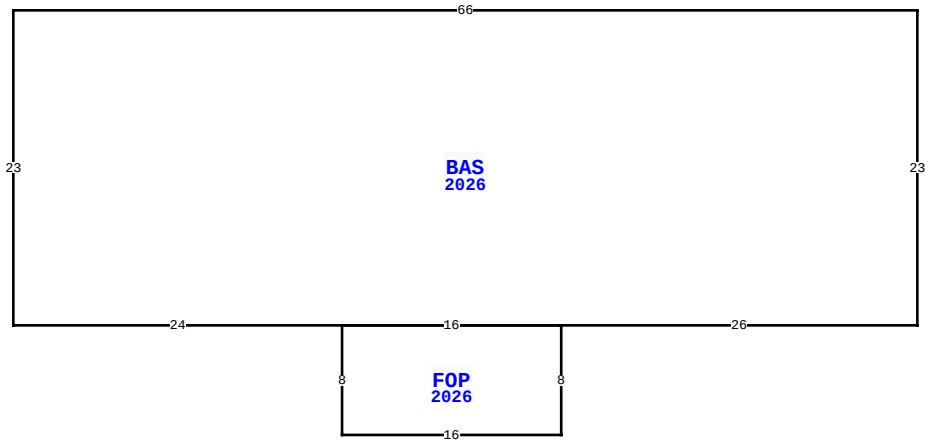
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	2026	1,518	47,535
FOP	128	30	2026	38	1,190
TOTALS	1,646			1,556	48,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,556	122.8000	104.38	162,415	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 1518 HX Base Yr



44395 COMMANCHEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	48,724
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,500
TOTAL MARKET VALUE	60,224
SOH/AGL Deduction	0
ASSESSED VALUE	60,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,224
TOTAL JUST VALUE	60,224
NCON VALUE	48,724
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250006874	24*68 3/3 1988 HO	0	06/24/2025
B250005746	BLDG DEMO	1,000	05/28/2025
250005746	DEMO 1961 SFR		05/28/2025
8279	MH MOVE-ON	4,000	08/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1003	5/27/2025	QC	U	I	11	100
GRANTOR: LADIES OF CALLAHAN LL						
GRANTEE: WEBER RACHELLE						
2603/0736	11/15/2022	WD	Q	I	05	110,000
GRANTOR: GORDEN MARY & BARRY B						
GRANTEE: LADIES OF CALLAHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E66 S23 W26 W16 W24 N23 $
FOP=[YR=2026;ORIG=50,33] W16 S8 E16 N8 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0006	OR	0.00	0.00	0.23	AC		1.00	1.00	1.00	50,000.00	50,000.00	11,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.23 Total Land Value: 11,500 Market: 0 Agricultural: 0 Common: 11,500 PRINTED 07/09/2026 BY SYS