LOT 5
IN OR 1996/289
RAILROAD ESTATES PB 6/118-119

COX MARY LISA & BRUCE CLEVE
44135 LUCKY LN
CALLAHAN, FL 32011

2026

32-2N-25-5750-0005-0000

BUILDING CHARACTERISTICS

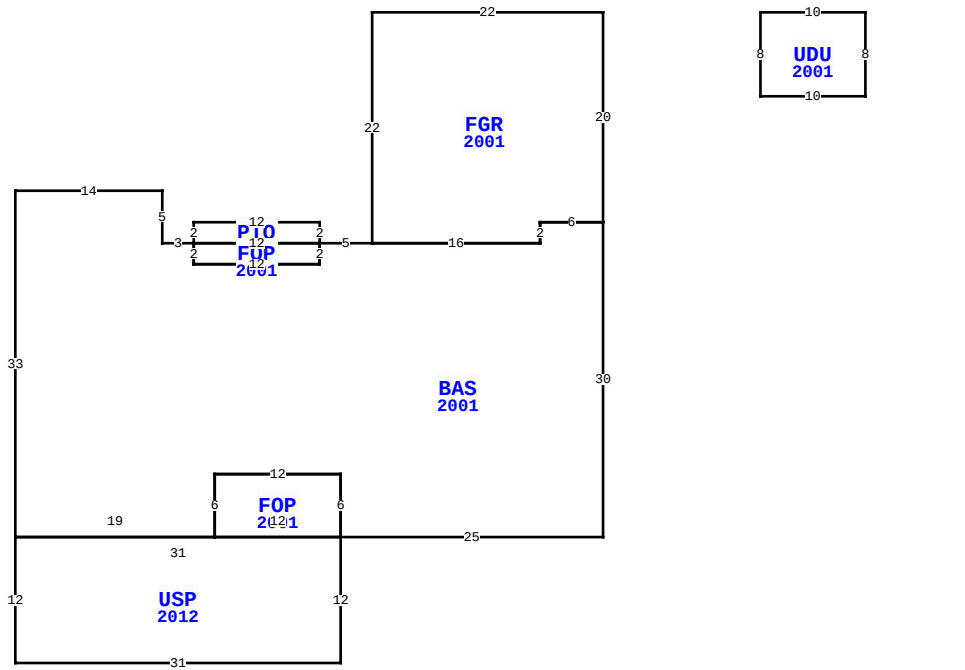
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	1,554	100	2001	1,554	191,462
FGR	472	55	2001	260	32,034
FOP	24	30	2001	7	862
FOP	72	30	2001	22	2,710
PTO	24	5	2001	1	124
UDU	80	55	2001	44	5,421
USP	372	30	2012	112	13,799
TOTALS	2,598			2,000	246,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,000	100.4400	139.61	279,220	2001	2001	0	0	0	11.75	88.25

1 SNGL FAM 100% - 2016 Heated Area: 1554 HX Base Yr 2016



44135 LUCKY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		246,412
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		75,500
TOTAL MARKET VALUE		324,817
SOH/AGL Deduction		170,529
ASSESSED VALUE		154,288
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,877
TOTAL JUST VALUE		324,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007123	NEW CONSTR	77,848	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1996/0289	7/31/2015	SW	U	I	12	120,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: COX MARY LISA & BRU						
1970/1288	3/27/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W22 S22 BAS=[YR=2001] W5 PTO=[YR=2001] N2 W12 S2 FOP=[YR=2001] S2 E12 N2 W12 $ E12 $ S2 W12 N2 W3 N5 W14 S33 USP=[YR=2012] S12 E31 N12 FOP=[YR=2001] N6 W12 S6 E12 $ W31$ E19 N6 E12 S6 E25 N30 W6 S2 W16 $ E16 N2 E6 N20 $ PTR= E15 UDU=[YR=2001] E10 S8 W10 N8 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	0007	OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	50,000.00	50,000.00	75,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.51 Total Land Value: 75,500 Market: 0 Agricultural: 0 Common: 75,500 PRINTED 07/09/2026 BY SYS