PT SEC 36-2N-24E RECD
IN OR 2459/1794

BERGMAN HARRY & CATHY
44277 KING BIRD DR
CALLAHAN, FL 32011

2026

36-2N-24-0000-0011-0030

BUILDING CHARACTERISTICS

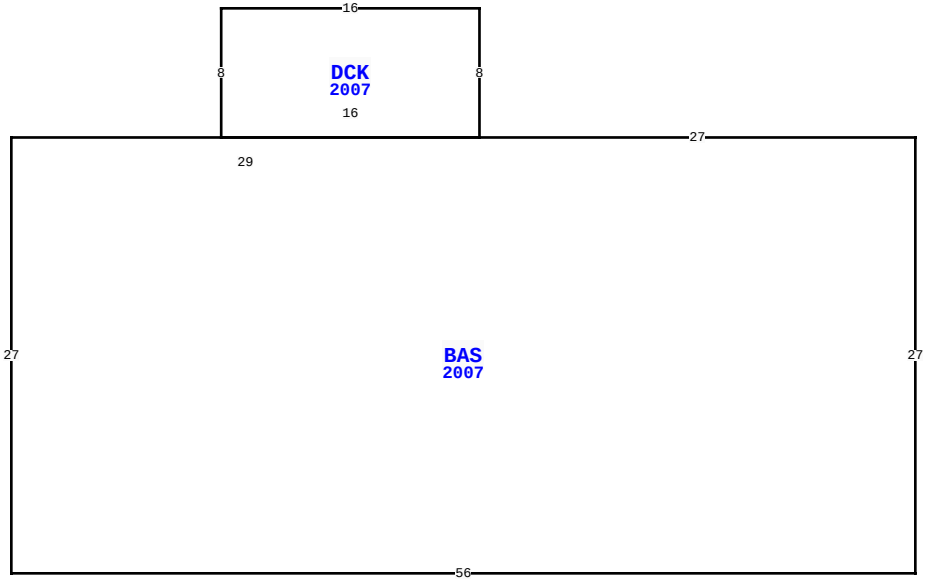
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,512	100	2007	1,512	57,058
DCK	128	15	2007	19	717
TOTALS	1,640			1,531	57,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,531	119.8000	107.82	165,072	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2022 Heated Area: 1512 HX Base Yr 2022



44277 KINGBIRD DR, CALLAHAN

BLD DATE	02/20/2008 KW	LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	57,775
TOTAL MARKET OB/XF VALUE	2,765
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	100,540
SOH/AGL Deduction	17,958
ASSESSED VALUE	82,582
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	31,171
TOTAL JUST VALUE	100,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1794	4/27/2021	WD	Q	I	01	100,000
GRANTOR: TAYLOR ROBERT E						
GRANTEE: BERGMAN HARRY & CAT						
1953/1551	12/12/2014	SW	U	I	12	55,000
GRANTOR: VANDERBILT MTG & FINA						
GRANTEE: TAYLOR ROBERT E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W27 DCK=[YR=2007] N8 W16 S8 E16$ W29 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS