

IN OR 1521/1087
EX 1-63
ESMT OR 1556/1433

WELLS STEPHEN G & JUANITA
44659 LEE DRIVE
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0370



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

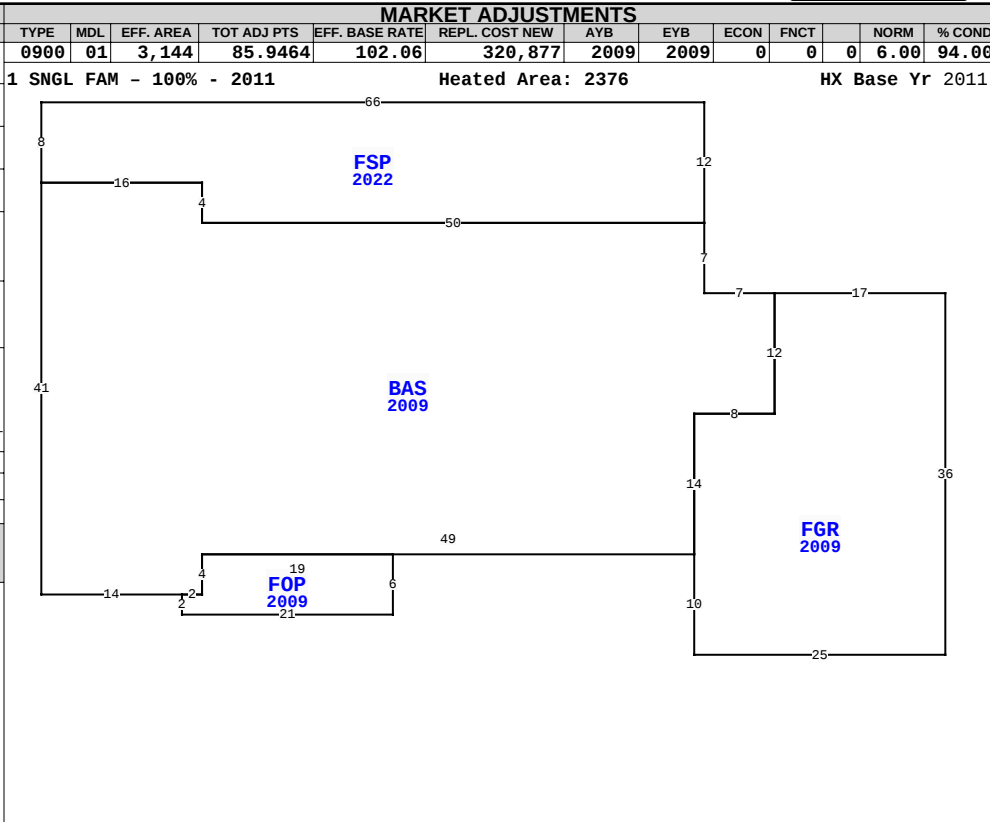
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100	2,376	227,945
FGR	804	55	442	42,404
FOP	118	30	35	3,358
FSP	728	40	291	27,917

TOTALS	4,026	3,144	301,624
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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
1	0810	CONCRETE A	0 100	0	0	294.00	SF	6.50	6.50	100	2009
2	0811	CONCRETE B	0 100	0	0	1,989.00	SF	5.20	5.20	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	169.00	690.00	2.62	AC	



44659 LEE DR, CALLAHAN

TOTAL OB/XF											
11,151											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		301,624	
TOTAL MARKET OB/XF VALUE		11,151	
TOTAL LAND VALUE - MARKET		91,700	
TOTAL MARKET VALUE		404,475	
SOH/AGL Deduction		196,388	
ASSESSED VALUE		208,087	
TOTAL EXEMPTION VALUE		HX HB DX	55,000
BASE TAXABLE VALUE		153,087	
TOTAL JUST VALUE		404,475	
NCON VALUE		19,741	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,940	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21018	CO ISSUED	0	03/30/2009
P13525	NEW CONSTR	0	10/01/2008
M13780	MECH OTHER	0	04/01/2008
P13010	OTHER	0	02/01/2008
R10995	REPAIR/RRF	5,000	01/01/2008
B21018	NEW CONSTR	262,086	01/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1521/1087	8/24/2007	WD	Q	V	
GRANTOR: MANASCO TAMARA A & MA					59,000
GRANTEE: WELLS STEPHEN G & J					
1217/0901	3/23/2004	WD	Q	V	
GRANTOR: HIGGINBOTHAM ALBERT L					40,000
GRANTEE: MANASCO TAMARA & MA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2022] W66 S8 BAS=[YR=2009] S41 E14 FOP=[YR=2009] S2 E21 N6 W19 S4 W2\$ E2 N4 E49 FGR=[YR=2009] S10 E25 N36 W17 S12 W8 S14\$ N14 E8 N12 W7 N7 W50 N4 W16\$ E16 S4 E50 N12\$.											