PT OF SW1/4 OF NW1/4
IN OR 1605/1919
ESMT OR 1638/784

SMITH TINA M
44612 LEE DRIVE
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0710

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

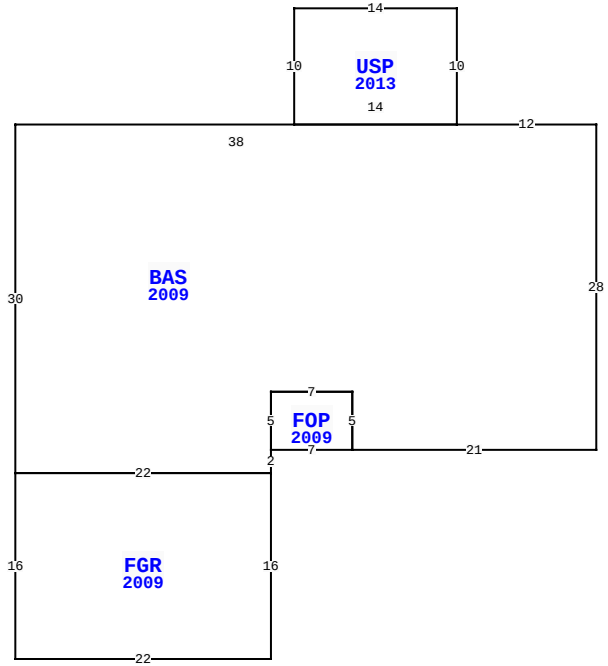
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,409	100	1,409	159,955
FGR	352	55	194	22,023
FOP	35	30	10	1,136
USP	140	30	42	4,768
TOTALS	1,936		1,655	187,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,655	101.7000	120.77	199,874	2009	2009	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2010 Heated Area: 1409 HX Base Yr 2010



44612 LEE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		187,882
TOTAL MARKET OB/XF VALUE		2,963
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		225,845
SOH/AGL Deduction		119,877
ASSESSED VALUE		105,968
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,968
TOTAL JUST VALUE		225,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21579	ELEC OTHER	3,500	02/01/2009
C0922189	CO ISSUED	0	01/01/2009
M14358	MECH OTHER	0	01/01/2009
P13630	OTHER	0	01/01/2009
R11715	REPAIR/RRF	3,500	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1605/1919	12/30/2008	QC	U	V	01	100
GRANTOR: WRYE DORETHA ETAL						
GRANTEE: SMITH TINA M						
1580/1378	8/08/2008	QC	U	V	01	100
GRANTOR: TRIBBITT OLETHA C						
GRANTEE: SMITH TINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 USP=[YR=2013] N10 W14 S10 E14$ W38 S30 FGR=[YR=2009] S16 E22 N16 W22$ E22 N2 FOP=[YR=2009] E7 N5 W7 S5$ N5 E7 S5 E21 N28$.

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	0810	CONCRETE A	0	100	0	0	501.00	SF	6.50	6.50	100	2009	2009	3	91	2,963	

LAND DESCRIPTION

TOTAL OB/XF 2,963

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS