

LOTS 6 & 7
IN OR 2110/244
PINE KNOLL SUB PB 4/5

CLARK BARBARA ANN
44282 LEE DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2800-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	73,047
FOP	192	30	58	3,851
UGR	775	45	349	23,176
UOP	352	20	70	4,648

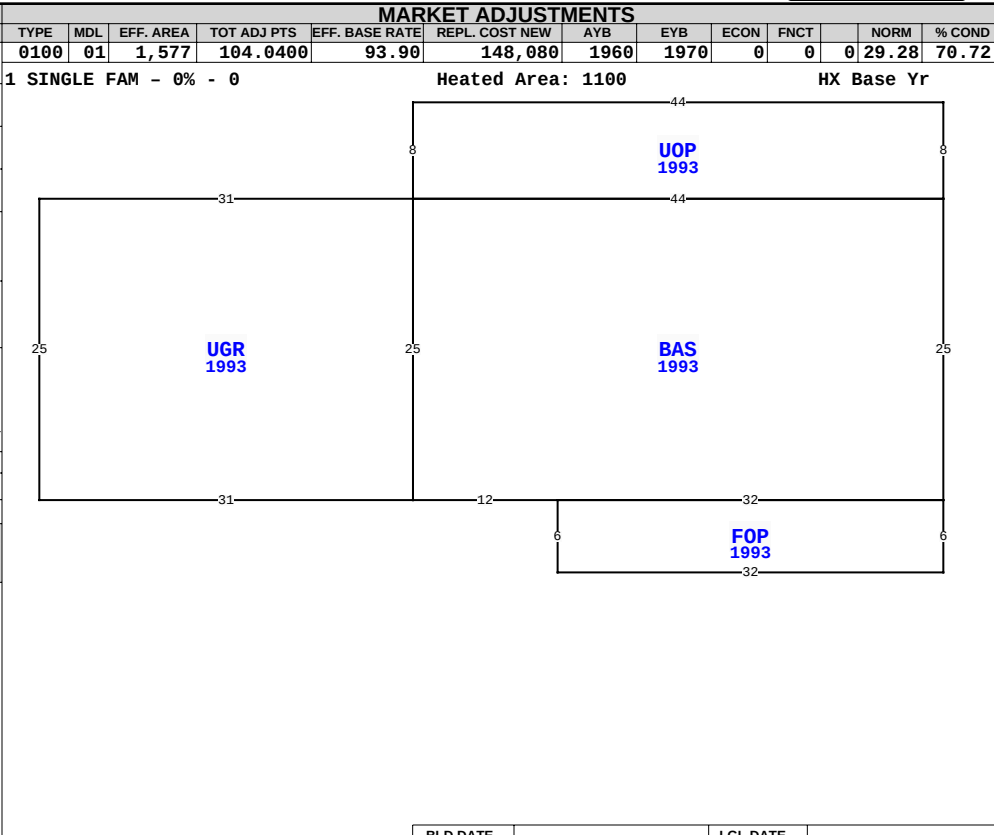
TOTALS	2,419		1,577	104,722
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EXTRA FEATURES

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
1	0812	CONCRETE C	0	0	0	0	1,952.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,865	
2	0861	POOL GUNIT	0	0	15	37	555.00	SF	85.00	85.00	100	1989	1989	3	20	9,435	
3	0845	KOOL DECK	0	0	0	0	852.00	SF	7.25	7.25	100	1989	1989	3	59.5	3,675	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1989	1989	3	20	200	
5	0350	CARPORT WD	0	0	10	8	80.00	SF	13.00	13.00	100	1989	1989	3	20	208	
6	0350	CARPORT WD	0	0	20	10	200.00	SF	13.00	13.00	100	2000	2000	3	20	520	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0006	RM	150.00	218.00	0.75	AC		1.00	1.00	1.00	35,000.00	35,000.00	26,250							



44186 LEE DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	17,903
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		104,722
TOTAL MARKET OB/XF VALUE		17,903
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		148,875
SOH/AGL Deduction		13,842
ASSESSED VALUE		135,033
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		135,033
TOTAL JUST VALUE		148,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6019	SWIM POOL	9,955	10/02/1989
BP4145	N/A	6,120	06/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2110/0244	3/30/2017	QD	U	I	11	100
GRANTOR: KEEN BRENDA SUE						
GRANTEE: CLARK FRANCIS L & B						
0812/0416	11/04/1997	QC	U	I	06	100
GRANTOR: KEEN CARL JR						
GRANTEE: KEEN BRENDA SUE						

BUILDING NOTES

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BUILDING DIMENSIONS

UOP=[YR=1993] W44 S8 UGR=[YR=1993] W31 S25 E31 BAS=[YR=1993]
E12 FOP=[YR=1993] S6 E32 N6 W32\$ E32N25 W44 S25\$ N25\$ E44
N8\$.