

PARCEL B IN OR 1275/699
1992 FLEE SW/MH
EX ESMT IN OR 664/1091

BROWNING MATTHEW O & SHARON Q
44417 LEE DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2800-000B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	12,781
TOTALS	784		784	12,781

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	
2	0351	CARPORT MT	0	0	10	20	200.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	0	0005	RM	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	83.6000	54.34	42,603	1992	1992	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0												
Heated Area: 784												
HX Base Yr												
56 14 BAS 2006 14 56												
BLD DATE						LGL DATE						

44451 LEE DR, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													6
VALUATION BY													STANDARD
Tax Group: 6 Tax Dist:													
BUILDING MARKET VALUE													12,781
TOTAL MARKET OB/XF VALUE													877
TOTAL LAND VALUE - MARKET													35,000
TOTAL MARKET VALUE													48,658
SOH/AGL Deduction													13,326
ASSESSED VALUE													35,332
TOTAL EXEMPTION VALUE													0
BASE TAXABLE VALUE													35,332
TOTAL JUST VALUE													48,658
NCON VALUE													0
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													44,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH2069	MH MOVE-ON	0	01/21/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1275/0699	11/19/2004	QC	U	I	01	100	
GRANTOR: BROWNING DAISY M							
GRANTEE: BROWNING MATTHEW O							
0809/1655	10/16/1997	QC	U	I	06	100	
GRANTOR: MCDUFFIE NORA LEE BRO							
GRANTEE: BROWNING DAISY M							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2006] W56 S14 E56 N14 \$.													