LOT 11
IN OR 137/68 & OR 507/752
PINE KNOLL SUB PB 4/5

CLARK BARBARA A
PO BOX 678
CALLAHAN, FL 32011-0678

2023

04-1N-25-2800-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

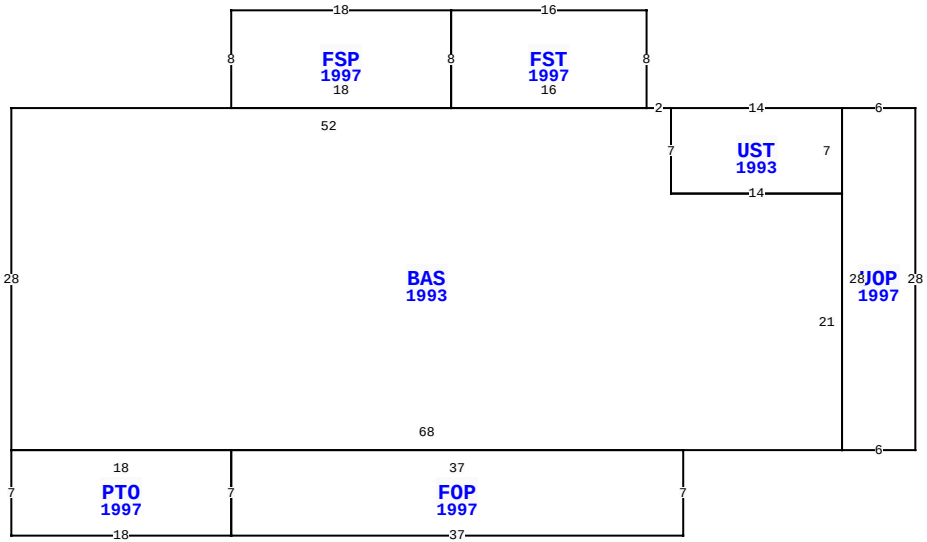
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	1,806	132,373
FOP	259	30	78	5,717
FSP	144	40	58	4,251
FST	128	55	70	5,131
PTO	126	5	6	440
UOP	168	20	34	2,492
UST	98	45	44	3,225
TOTALS	2,729		2,096	153,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	112.7980	101.80	213,373	1972	1980	0	0	0	28.00	72.00

1 SINGLE FAM – 100% - 0 Heated Area: 1806 HX Base Yr



44282 LEE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		153,629
TOTAL MARKET OB/XF VALUE		32,966
TOTAL LAND VALUE - MARKET		18,200
TOTAL MARKET VALUE		204,795
SOH/AGL Deduction		78,897
ASSESSED VALUE		125,898
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,898
TOTAL JUST VALUE		204,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B99	GARAGE	11,424	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0507/0752	1/06/1987	FS	U	I		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W6 UST=[YR=1993] W14 BAS=[YR=1993] W2 FST=[YR=1997] N8 W16 FSP=[YR=1997] W18 S8 E18 N8$ S8 E16$ W52 S28 PTO=[YR=1997] S7 E18 FOP=[YR=1997] E37 N7 W37 S7$ N7 W18$ E68 N21 W14 N7$ S7 E14 N7$ S28 E6 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	100	1982	1982	3	41	1,812	
4	0511	GARAGE CB-	0	100	24	28	672.00	SF	40.00	40.00	100	1997	1997	3	75	20,160	
5	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	1997	1997	3	75	488	
6	0812	CONCRETE C	0	100	0	0	2,795.00	SF	4.00	4.00	100	1997	1997	3	75	8,385	
7	0940	SHEDS/PORT	0	100	13	8	104.00	SF	19.50	19.50	100	1998	1998	3	20	406	

LAND DESCRIPTION

TOTAL OB/XF 32,966

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	000102	C	SFR/MH	100	0006	RM	125.00	183.00	0.52	AC		1.00	1.00	1.00	35,000.00	35,000.00	18,200							

REVIEW DATE 02/28/2020 BY KBP Total Acres: 0.52 Total Land Value: 18,200 Market: 0 Agricultural: 0 Common: 18,200 PRINTED 08/02/2023 BY SYS