LOTS 19 & 20 R433972
PT OF OR 547/864
PINE KNOLL SUB PB 4/5

LEWIS BETTY RUTH EST
44103 BECKER AVE
CALLAHAN, FL 32011

2023

04-1N-25-2800-0019-0000

BUILDING CHARACTERISTICS

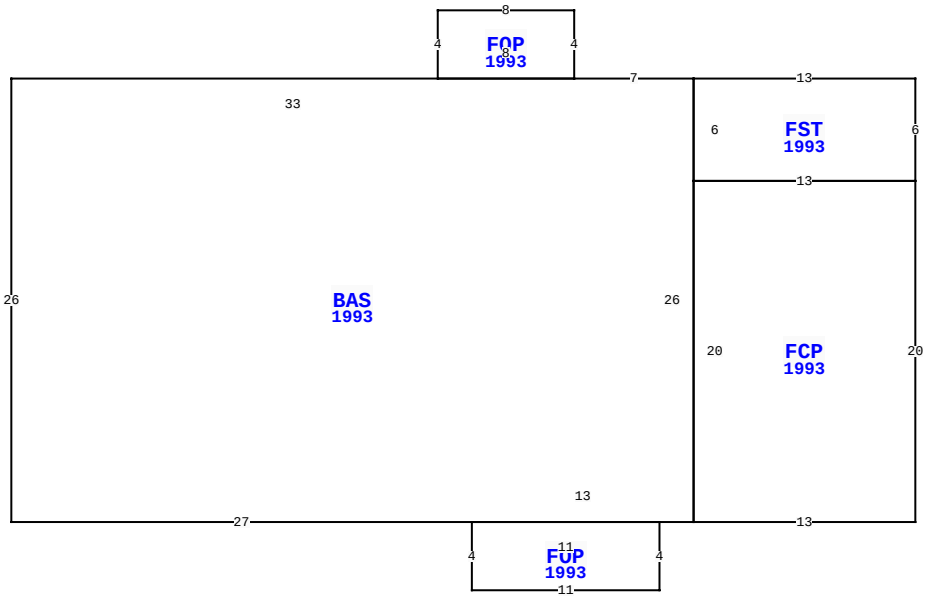
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	63,385
FCP	260	25	65	3,962
FOP	32	30	10	609
FOP	44	30	13	792
FST	78	55	43	2,620
TOTALS	1,454		1,171	71,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,171	97.5200	88.01	103,060	1960	1965	0	0	0	30.75	69.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1040 HX Base Yr



44103 BECKER AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	71,369
TOTAL MARKET OB/XF VALUE	4,414
TOTAL LAND VALUE - MARKET	26,950
TOTAL MARKET VALUE	102,733
SOH/AGL Deduction	0
ASSESSED VALUE	102,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,733
TOTAL JUST VALUE	102,733
NCON VALUE	75,783
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W13 BAS=[YR=1993] W7 FOP=[YR=1993] N4 W8 S4 E8$ W33 S26 E27 FOP=[YR=1993] S4 E11 N4 W11$ E13 FCP=[YR=1993] E13 N20 W13 S20$ N26$ S6 E13 N6$.

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	0510	GARAGE WD-	0	0	16	10	460.00	SF	24.85	24.85	100	1964	1964	3	20	2,286	
2	0351	CARPORT MT	0	0	38	28	1,064.00	SF	10.00	10.00	100	1968	1968	3	20	2,128	

LAND DESCRIPTION

TOTAL OB/XF 4,414

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	0	0005	RM	150.00	225.00	0.77	AC		1.00	1.00	1.00	35,000.00	35,000.00	26,950							

REVIEW DATE 05/11/2022 BY KBA Total Acres: 0.77 Total Land Value: 26,950 Market: 0 Agricultural: 0 Common: 26,950 PRINTED 08/02/2023 BY SYS