LOTS 37 & 38
IN OR 1347/530
PINE KNOLL SUB PB 4/5

BROWNING ADAM W
44394 LEE DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2800-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

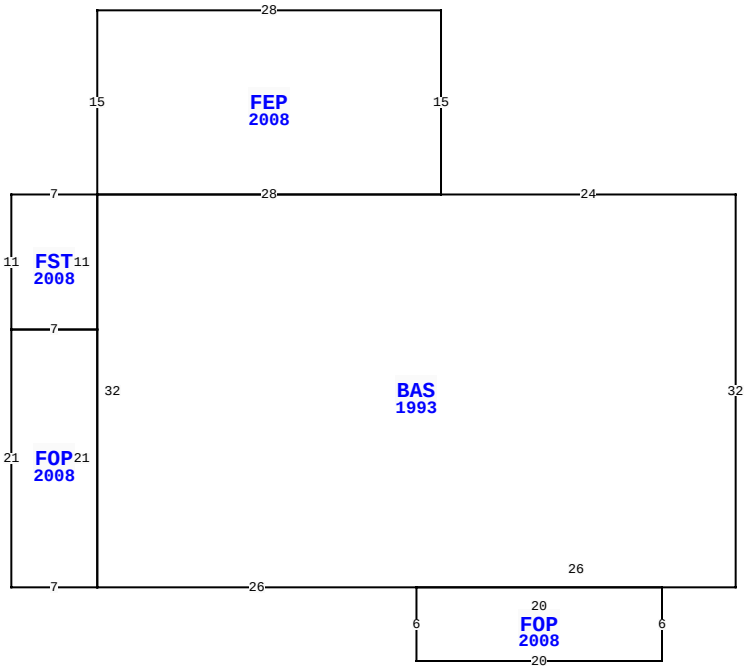
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	65,986
FEP	420	80	336	13,324
FOP	120	30	36	1,428
FOP	147	30	44	1,745
FST	77	55	42	1,665
TOTALS	2,428		2,122	84,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,122	59.5840	53.77	114,100	1971	1971	0	0	0	26.25	73.75

1 SINGLE FAM – 100% - 2000 Heated Area: 1664 HX Base Yr 2000



44394 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		84,149
TOTAL MARKET OB/XF VALUE		6,633
TOTAL LAND VALUE - MARKET		25,900
TOTAL MARKET VALUE		116,682
SOH/AGL Deduction		55,079
ASSESSED VALUE		61,603
TOTAL EXEMPTION VALUE	HX HB	36,603
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0530	9/06/2005	QC	U	I	01	100
GRANTOR: BROWNING ADAM & RICHA						
GRANTEE: BROWNING ADAM W						
0804/1567	8/29/1997	QC	U	I	01	100
GRANTOR: BROWNING ADAM W						
GRANTEE: BROWNING ADAM W ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=2008] N15 W28 S15 E28$ W28
FST=[YR=2008] W7 S11 FOP=[YR=2008] S21 E7 N21 W7$ E7 N11$ S32
E26 FOP=[YR=2008] S6 E20 N6 W20$ E26 N32$.

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	120.00	SF	6.50	6.50	100	1980	1980	3	35	273	
2	0350	CARPORT WD	0	100	24	26	624.00	SF	13.00	13.00	100	1984	1984	3	20	1,622	
3	0511	GARAGE CB-	0	100	24	14	336.00	SF	30.00	30.00	100	1984	1984	3	47	4,738	

LAND DESCRIPTION

TOTAL OB/XF 6,633

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	0005	RM	0.00	0.00	0.74	AC		1.00	1.00	1.00	35,000.00	35,000.00	25,900							

REVIEW DATE 09/20/2019 BY KBA Total Acres: 0.74 Total Land Value: 25,900 Market: 0 Agricultural: 0 Common: 25,900 PRINTED 08/02/2023 BY SYS