

PINE KNOLL SUB PB 4/5

CALLAHAN, FL 32011

2023

04 IN 20 2000 0040 0000

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall
Roof Structur

03

MOD METAL 100
GABLE/HIP 100

Roof Cover

01

MINIMUM 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

Units

1. 100
0 100

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

924

100

924

24,519

TOTALS

924

924

24,519

EXTRA FEATURES

44305 LEE DR, CALLAHAN

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

3

0751

UOP

0 0

7 9

63.00 SF

10.00

10.00

100

1996

1996

3

25

158

LAND DESCRIPTION

TOTAL OB/XF

158

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 00006

RM

75.00

277.00

0.48 AC

1.00

1.00

1.00

35,000.00

35,000.00

16,800

REVIEW DATE

05/12/2022

BY

KBA

Total Acres:

0.48

Total Land Value:

16,800

Market:

0

Agricultural:

0

Common:

16,800

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

924

97.2000

63.18

58,378

1992

1997

0

0

58.00

42.00

Heated Area:

924

HX Base Yr

Basement

66

14

14

66

BAS 2004

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

24,519

TOTAL MARKET OB/XF VALUE

158

TOTAL LAND VALUE - MARKET

16,800

TOTAL MARKET VALUE

41,477

SOH/AGL Deduction

9,534

ASSESSED VALUE

31,943

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

31,943

TOTAL JUST VALUE

41,477

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

35,832

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1247/1362

7/23/2004

QC

U

I

01

100

GRANTOR: LINDSEY STEVE & SULA

GRANTEE: LINDSEY BESSIE LOUI

0145/0147

1/01/1973

WD

Q

I

12,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BAS=[YR=2004] W66 S14 E66 N14\$.

BUILDING DIMENSIONS

NASSAU COUNTY PROPERTY

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