LOTS 49 & 50
PT OR 145/147
PINE KNOLL SUB PB 4/5

LINDSEY SULA M
44293 LEE DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2800-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

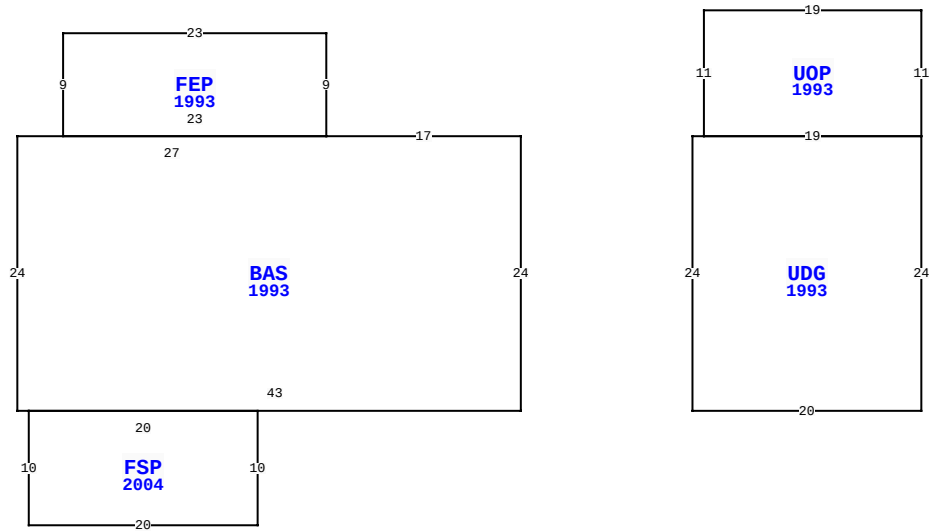
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,056	100	1,056	74,007
FEP	207	80	166	11,634
FSP	200	40	80	5,607
UDG	480	55	264	18,502
UOP	209	20	42	2,944
TOTALS	2,152		1,608	112,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,608	104.4480	94.26	151,570	1960	1970	0	0	0	25.65	74.35

1 SINGLE FAM – 100% - 0 Heated Area: 1056 HX Base Yr



44293 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		112,692
TOTAL MARKET OB/XF VALUE		1,042
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		143,484
SOH/AGL Deduction		67,354
ASSESSED VALUE		76,130
TOTAL EXEMPTION VALUE	HX HB WX SX	76,130
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		143,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009808	REPAIR/RRF	22,300	10/16/2020

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FEP=[YR=1993] N9 W23 S9 E23 $ W27 S24 E1
FSP=[YR=2004] S10 E20 N10 W20 $ E43 N24 $ PTR= E15
UDG=[YR=1993] E1 UOP=[YR=1993] N11 E19 S11 W19 $ E19 S24
W20 N24 $ W15 $.

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	20	10	200.00	SF	6.50	6.50	100	1970	1970	3	22	286	
3	0940	SHEDS/PORT	0	100	15	14	210.00	SF	18.00	18.00	100	1990	1990	3	20	756	

LAND DESCRIPTION

TOTAL OB/XF 1,042

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		150.00	277.00	0.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	29,750							

REVIEW DATE 02/02/2021 BY KB Total Acres: 0.85 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 08/02/2023 BY SYS