LOTS 56 & 57
IN OR 1836/1887
PINE KNOLL SUB PB 4/5

LINDSEY BESSIE L
44181 LEE DR
CALLAHAN, FL 32011

2023

04-1N-25-2800-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

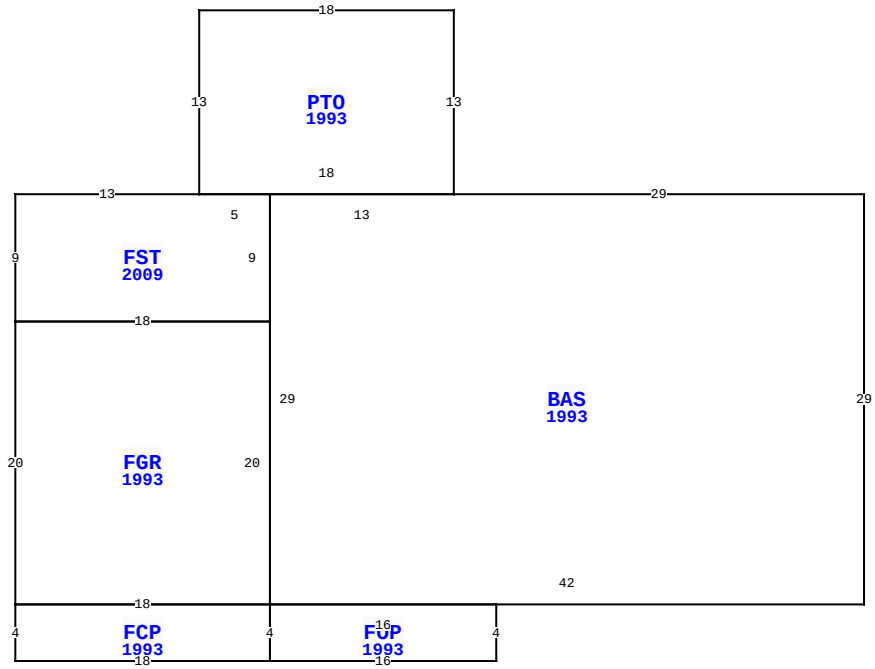
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,218	100	1,218	97,116
FCP	72	25	18	1,435
FGR	360	55	198	15,787
FOP	64	30	19	1,515
FST	162	55	89	7,096
PTO	234	5	12	957
TOTALS	2,110		1,554	123,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	119.9520	108.26	168,236	1971	1985	0	0	0	26.35	73.65

1 SINGLE FAM – 100% - 2014 Heated Area: 1218 HX Base Yr 2014



44181 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		123,906
TOTAL MARKET OB/XF VALUE		2,923
TOTAL LAND VALUE - MARKET		31,150
TOTAL MARKET VALUE		157,979
SOH/AGL Deduction		68,099
ASSESSED VALUE		89,880
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,880
TOTAL JUST VALUE		157,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8640	REPAIR/RRF	512	01/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1836/1887	1/25/2013	WD	Q	I	01	88,000
GRANTOR: HAYHURST TONI						
GRANTEE: LINDSEY BESSIE L						
1664/1383	2/19/2010	WD	U	I	12	80,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HAYHURST TONI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 PTO=[YR=1993] N13 W18 S13 FST=[YR=2009] W13 S9 FGR=[YR=1993] S20 FCP=[YR=1993] S4 E18 FOP=[YR=1993] E16 N4 W16 S4$ N4 W18$ E18 N20 W18$ E18 N9 W5$ E18$ W13 S29 E42 N29$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	19.50	19.50	100	1990	1990	3	20	312	
4	0812	CONCRETE C	0	100	0	0	1,404.00	SF	3.00	3.00	100	1990	1990	3	62	2,611	

LAND DESCRIPTION

TOTAL OB/XF 2,923

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	150.00	260.00	0.89	AC		1.00	1.00	1.00	35,000.00	35,000.00	31,150							

REVIEW DATE 03/05/2020 BY KBP Total Acres: 0.89 Total Land Value: 31,150 Market: 0 Agricultural: 0 Common: 31,150 PRINTED 08/02/2023 BY SYS