LOT 60
IN OR 1605/1303
PINE KNOLL SUB PB 4/5

CLARK BARBARA
PO BOX 678
CALLAHAN, FL 32011-0678

2023

04-1N-25-2800-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

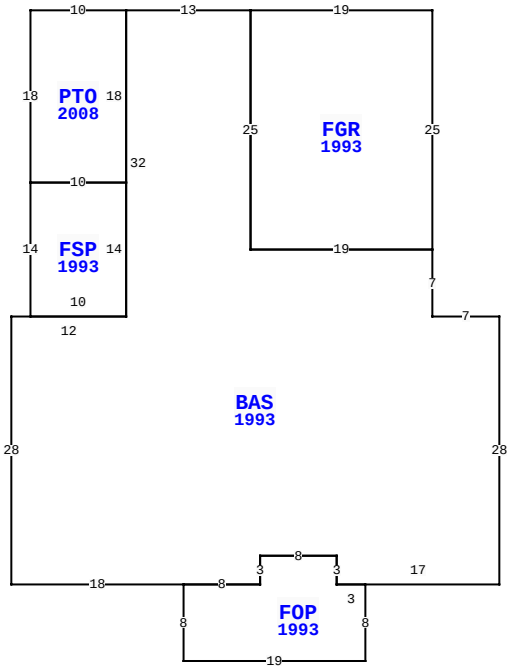
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,953	100	1,953	162,610
FGR	475	55	261	21,731
FOP	176	30	53	4,413
FSP	140	40	56	4,663
PTO	180	5	9	749
TOTALS	2,924		2,332	194,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	125.2636	113.05	263,633	1976	1985	0	0	0	26.35	73.65

1 SINGLE FAM – 0% - 0 Heated Area: 1953 HX Base Yr



44135 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	194,166
TOTAL MARKET OB/XF VALUE	2,960
TOTAL LAND VALUE - MARKET	15,400
TOTAL MARKET VALUE	212,526
SOH/AGL Deduction	28,049
ASSESSED VALUE	184,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,477
TOTAL JUST VALUE	212,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1605/1303	1/27/2009	WD	U	I	12	66,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: CLARK FRANCIS & BAR						
1598/1373	12/29/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE BANK OF NEW YOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N7 FGR=[YR=1993] N25 W19 S25 E19$ W19 N25 W13 PTO=[YR=2008] W10 S18 FSP=[YR=1993] S14 E10 N14W10 $E10N18$S32 W12 S28 E18 FOP=[YR=1993] S8 E19 N8 W3 N3 W8 S3 W8$ E8 N3 E8 S3 E17 N28$.

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	0812	CONCRETE C	0	0	0	0	2,114.00	SF	4.00	4.00	100	1980	1980	3	35	2,960	

LAND DESCRIPTION

TOTAL OB/XF 2,960

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	0006	RM	75.00	250.00	0.44	AC		1.00	1.00	1.00	35,000.00	35,000.00	15,400							

REVIEW DATE 04/17/2020 BY KBA Total Acres: 0.44 Total Land Value: 15,400 Market: 0 Agricultural: 0 Common: 15,400 PRINTED 08/02/2023 BY SYS