LOTS 7 8 9 & 10
IN OR 1923/1984
PINE KNOLL UNIT 2 PB 5/17

DOUGLAS MARTINA L
44108 BECKER AVENUE
CALLAHAN, FL 32011

2023

04-1N-25-2820-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

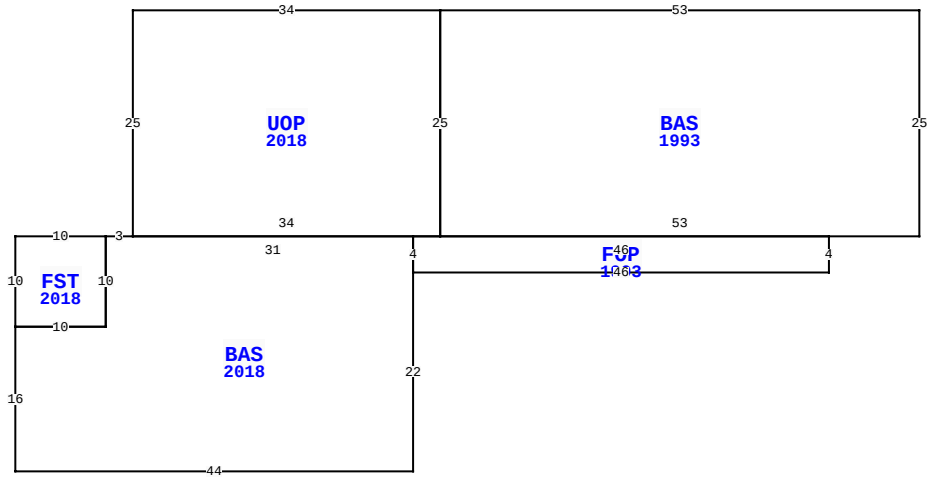
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1,325	125,113
BAS	1,044	100	1,044	98,580
FOP	184	30	55	5,193
FST	100	55	55	5,193
UOP	850	20	170	16,053
TOTALS	3,503		2,649	250,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,649	88.9920	105.68	279,946	1983	2000	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 1998 Heated Area: 2369 HX Base Yr 1998



44108 BECKER AVE, 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		250,132
TOTAL MARKET OB/XF VALUE		23,181
TOTAL LAND VALUE - MARKET		33,600
TOTAL MARKET VALUE		306,913
SOH/AGL Deduction		134,305
ASSESSED VALUE		172,608
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,608
TOTAL JUST VALUE		306,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009359	NEW CONSTR	23,878	10/23/2017
4647	GARAGE	11,118	02/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/1984	6/23/2014	QC	U	I	11	100
GRANTOR: HECKLE MARTINA L						
GRANTEE: DOUGLAS MARTINA L						
0767/0023	7/31/1996	PR	Q	I		65,900
GRANTOR: HEIL PAMELA D P/R						
GRANTEE: FRATTLE MARTINA & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 UOP=[YR=2018] W34 S25 BAS=[YR=2018] W3
FST=[YR=2018] W10 S10 E10 N10$ S10 W10 S16 E44 N22
FOP=[YR=1993] E46 N4 W46 S4$ N4 W31$ E34 N25$ S25 E53 N25$.

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	100	0	0	1,966.00	SF	4.00	4.00	100	1986	1986	3	52	4,089	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
3	0940	SHEDS/PORT	0	100	0	0	200.00	SF	30.00	30.00	100	2005	2005	3	27	1,620	
4	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2010	2010	3	50	2,400	
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2010	2010	3	64	12,902	

LAND DESCRIPTION

TOTAL OB/XF 23,181

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	150.00	280.00	0.96	AC		1.00	1.00	1.00	35,000.00	35,000.00	33,600							

REVIEW DATE 03/05/2020 BY KBP Total Acres: 0.96 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 08/02/2023 BY SYS