



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	801	100	801	65,226
FEP	240	80	192	15,635
FOP	16	30	5	407
FOP	300	30	90	7,329
FUS	801	100	801	65,226

TOTALS	2,158		1,889	153,823
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	22	17	374.00	SF	35.00
2	0940	SHEDS/PORT	0	100	19	12	228.00	SF	30.00
4	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50
9	0752	USP	0	0	10	12	120.00	SF	15.00
11	0350	CARPORT WD	0	100	21	17	357.00	SF	8.58
13	0749	M/H STORG	0	100	56	12	1.00	UT	2,000.00
14	1243	WD DECK F	0	100	0	0	506.00	SF	4.80
15	0681	POLE SHED	0	0	40	12	480.00	SF	15.00
16	0681	POLE SHED	0	0	18	12	216.00	SF	15.00
17	0681	POLE SHED	0	100	30	10	300.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00
2	006000	A	PAST1/HAY	0			0.00	0.00	5.00
3	005500	A	TIMBER 2 SI	0			0.00	0.00	3.03
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	11.03

REVIEW DATE	09/01/2020	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,889	105.8400	95.52	180,437	1992	1992	0	0	0	14.75	85.25	
1 SINGLE FAM - 100% - 0 Heated Area: 1602 HX Base Yr													
44204 KNOTT LANDING RD, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/19/2023 MLU													

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
1	0510	GARAGE WD-	0	100	22	17	374.00	SF	35.00	35.00	100	1990	1990	3	20	2,618	
2	0940	SHEDS/PORT	0	100	19	12	228.00	SF	30.00	30.00	100	1980	1980	3	20	1,368	
4	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50	6.50	100	1980	1980	3	35	705	
9	0752	USP	0	0	10	12	120.00	SF	15.00	15.00	100	1980	1980	3	20	360	
11	0350	CARPORT WD	0	100	21	17	357.00	SF	8.58	8.58	100	1995	1995	3	20	613	
13	0749	M/H STORG	0	100	56	12	1.00	UT	2,000.00	2,000.00	100	1972	1972	3	20	400	
14	1243	WD DECK F	0	100	0	0	506.00	SF	4.80	4.80	100	1990	1990	3	20	486	
15	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	1990	1990	3	20	1,440	
16	0681	POLE SHED	0	0	18	12	216.00	SF	15.00	15.00	100	1995	1995	3	24	778	
17	0681	POLE SHED	0	100	30	10	300.00	SF	15.00	15.00	100	1998	1998	3	27	1,215	

TOTAL OB/XF									
9,983									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00
2	006000	A	PAST1/HAY	0			0.00	0.00	5.00
3	005500	A	TIMBER 2 SI	0			0.00	0.00	3.03
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	11.03

REVIEW DATE	09/01/2020	BY	KBA	Total Acres: 12.03	Total Land Value: 39,391	Market: 165,450	Agricultural: 4,391
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					192,805				
TOTAL MARKET OB/XF VALUE					14,892				
TOTAL LAND VALUE - MARKET					200,450				
TOTAL MARKET VALUE					247,088				
SOH/AGL Deduction					97,756				
ASSESSED VALUE					149,332				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					99,332				
TOTAL JUST VALUE					408,147				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					199,174				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004040	XFOB	40,933	06/01/2019
B1429086	SCRNENCL	5,098	07/01/2014
E19358	ELEC OTHER	0	06/01/2007
P12441	OTHER	0	06/01/2007
C4945	CO ISSUED	0	01/01/2007
MH074945	MH MOVE-ON	0	01/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0159/0010	12/11/1973	WD	U	I		15,000			
GRANTOR: CONNER ALTON L & BREN									
GRANTEE: KNOTT ROBERT M & MA									
0159/0009	12/10/1973	WD	Q	V		7,500			
GRANTOR: DOUGLAS JOHN L & OLEN									
GRANTEE: CONNER ALTON L & BR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W9 FEP=[YR=2015] N12 W20 S12 E20\$ W21 FOP=[YR=1993] W6 S14 W2 S12 E2 S6 E20 N6 W14 N26\$ S26 E20 S3 E7 N3 E3 N14 FOP=[YR=1993] E4N4 W4 S4\$ N12\$ PTR= E20 FUS=[YR=1993] E30 S26 W3 S3 W7 N3 W20 N26\$ W20\$.									

REVIEW DATE	09/01/2020	BY	KBA	Total Acres: 12.03	Total Land Value: 39,391	Market: 165,450	Agricultural: 4,391	Common: 35,000	PRINTED 08/02/2023 BY SYS
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KNOTT ROBERT M & MARY R
44204 KNOTT LANDING ROAD
CALLAHAN, FL 32011-5348

2023

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