LOT 5 PT OF OR 547/864
PINE KNOLL SUB PB 4/5

LEWIS BETTY RUTH EST
44103 BECKER AVENUE
CALLAHAN, FL 32011

2024

04-1N-25-2800-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BECKER AV, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,650
TOTAL MARKET VALUE	13,650
SOH/AGL Deduction	3,767
ASSESSED VALUE	9,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,883
TOTAL JUST VALUE	13,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0234/0174	2/01/1977	MS	U	V		4,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0	0005	RM	75.00	225.00	0.39	AC		1.00	1.00	1.00	35,000.00	35,000.00	13,650							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.39 Total Land Value: 13,650 Market: 0 Agricultural: 0 Common: 13,650 PRINTED 08/06/2024 BY SYS