

LOTS 6 & 7
IN OR 2110/244
PINE KNOLL SUB PB 4/5

CLARK BARBARA ANN
44282 LEE DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2800-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	76,139
FOP	192	30	58	4,015
UGR	775	45	349	24,157
UOP	352	20	70	4,845

TOTALS	2,419		1,577	109,156
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	1,952.00	SF	4.00	4.00
2	0861	POOL GUNIT	0	0	15	37	SF	85.00	85.00
3	0845	KOOL DECK	0	0	0	0	SF	7.25	7.25
4	0877	JACUZZI	0	0	0	0	UT	1,000.00	1,000.00
5	0350	CARPORT WD	0	0	10	8	SF	13.00	13.00
6	0350	CARPORT WD	0	0	20	10	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0006	RM	150.00	218.00	0.75

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,577	104.0400	98.84	155,871	1960	1970	0	0	29.97	70.03
1 SINGLE FAM - 0% - 0											
Heated Area: 1100 HX Base Yr											

44186 LEE DR, CALLAHAN				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,952.00	SF	4.00	4.00	100	1985	1985	3	47	3,670	
555.00	SF	85.00	85.00	100	1989	1989	3	20	9,435	
852.00	SF	7.25	7.25	100	1989	1989	3	57	3,521	
1.00	UT	1,000.00	1,000.00	100	1989	1989	3	20	200	
80.00	SF	13.00	13.00	100	1989	1989	3	20	208	
200.00	SF	13.00	13.00	100	2000	2000	3	20	520	

TOTAL OB/XF										17,554						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	0	0006	RM	150.00	218.00	0.75	AC		1.00	1.00	1.00	35,000.00	35,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		109,156	
TOTAL MARKET OB/XF VALUE		17,554	
TOTAL LAND VALUE - MARKET		26,250	
TOTAL MARKET VALUE		152,960	
SOH/AGL Deduction		4,424	
ASSESSED VALUE		148,536	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		148,536	
TOTAL JUST VALUE		152,960	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,875	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6019	SWIM POOL	9,955	10/02/1989
BP4145	N/A	6,120	06/04/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2110/0244	3/30/2017	QD	U	I	11	100			
GRANTOR: KEEN BRENDA SUE									
GRANTEE: CLARK FRANCIS L & B									
0812/0416	11/04/1997	QC	U	I	06	100			
GRANTOR: KEEN CARL JR									
GRANTEE: KEEN BRENDA SUE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W44 S8 UGR=[YR=1993] W31 S25 E31 BAS=[YR=1993] E12 FOP=[YR=1993] S6 E32 N6 W32\$ E32N25 W44 S25\$ N25\$ E44 N8\$.									